

South Hampton Association
Annual Meeting
March 14, 2022

Meeting Minutes

The meeting had 26 households in attendance and 3 proxies.

P. J. Morgan representative, Kat Betts & Billy Clark was also in attendance,

The meeting was called to order at 7:00 pm.

Welcome & Introduction

HOA Duties

HOA duties include oversight of maintenance, repair, and improvements of common areas. Common areas include entrances, outlots, and all land/trees behind property lines, which are HOA outlots. PJ Morgan Real Estate is responsible for collection of dues, assisting with covenant enforcement, and payment of HOA services such as insurance, taxes, and landscaping/lawn care.

Financials

At the end of 2021, the HOA had \$66,266.36 in the Operating Account. Following a financial review of expenses, the Board elected to reduce dues in 2022 to \$300.00 a year. Total income for 2021 was \$41,744.38 with total expenses of \$30,542.51, leaving a positive cash flow for the year of \$11,201.87. HOA expenses include Board & Director's liability insurance, lawn & landscaping of the HOA entrance and outlots, monthly management fee, real estate taxes on HOA owned lots, and assistance with neighborhood social events.

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Solar Panels

A homeowner reached out to the HOA Board prior to the Annual Meeting to request installation of solar panels on his home. The Board wanted to wait until the Annual Meeting to discuss with other owners to gather feedback on allowing Solar Panels in the neighborhood. Owners voiced concerns with wanting to limit where solar panels could be located on the home which unfortunately, if the HOA decides to allow solar panels, the HOA couldn't limit to only allowing some owners and not all depending on the location and direction of how their home sits. Based on majority vote, the HOA community decided not to approve solar panels in the neighborhood.

Elections

Rich Steele volunteered to join the HOA Board. Welcome Rich!

The HOA did not receive any additional volunteers to join the Board of Directors.

Meeting Adjourned at 7:42pm