

**SOUTH HAMPTON  
ANNUAL MEETING  
Thursday, April 25, 2019**

Call Meeting to Order

1. Welcome & Introduction
  - a. HOA Board
    - i. Doyle Eicher
    - ii. James Gernatzke
    - iii. Jonathon Grob
    - iv. Todd Horton
    - v. Cary Schroeder
  - b. PJ Morgan (Management Company)
    - i.
2. Financial Report
  - a. The financial report was distributed to the group.
  - b. Noted that HOA intention was to maintain one-years worth of operating costs in the bank account.
  - c. For the first time, the board is anticipating we may have excess funds for improvement at the end of 2019.
  - d. HOA board to develop a neighborhood improvement master plan, with input from residents.
3. New Management Company
  - a. PJ Morgan taking over for Skypark
  - b. Contact PJ Morgan for any maintenance issues.
    - i. Cara Woosley
4. Reminder of HOA Rules & Regulations
  - a. The annual reminder letter of the HOA rules and regulations was sent out to all residents.
5. New Business
  - a. 2019 Lawn Company

- i. New lawn company in 2019 (GreenZone)
  - ii. The contract was bid to three bidders including former lawn company (Centennial). These costs will be evaluated on a regular basis to ensure neighborhood funds are being spent appropriately.
- b. Association Outlots
  - i. Outlots visible/adjacent to streets will be mowed every other week.
  - ii. Landscaping beds will be mulched annually and deweeded once per month.
  - iii. Additional maintenance will be evaluated on an as-needed basis.
  - iv. Due to the cost and access constraints, the mowing of outlots behind homes will cease.
    - 1. There were significant cost increases to continue to maintain which would likely require an increase to association dues.
    - 2. There were access concerns for getting large mowing equipment to the outlots in question as they would need to traverse residents' private property as the majority of the unsold lots have been built out. Previously access was provided through the unsold lots.
    - 3. Mowing of unsold lots is by the developer, not the HOA.

## 6. Open Forum Discussion

- a. For the first time, the HOA board is made up entirely of residents. The developer is no longer running the board.
- b. Board asks that neighbors bear with them as they work out the kinks of operating the neighborhood for the first year.
- c. New HOA board President: Cary Schroeder
- d. Concerns with sinkhole at 239th street were discussed.
  - i. This is a SID issue, not an HOA issue.

- ii. The SID is evaluating options for repair, but an engineered solution is required. More to come.

## 7. Adjournment