

North Hampton Homeowners Association
Minutes of the Board of Directors Meeting
March 7th, 2022

Board Member Attendance:

- President – Walker Owen
- Vice-President – Nikki Swilley
- Secretary/Treasurer – James McArn
- Architectural Control Committee Chair. – Brad Hamby
- Community Outreach Committee Chair – Linda Sloan
- Governing Documents Committee Chair - Will England
- Amenities Committee Chair - Jeannie Estomba

The President called the meeting to order at 7:04 PM.

Secretary's Agenda:

1. Roll Call
2. Opportunity for Homeowners to speak
3. Board reports
4. New Business
5. Old Business
6. Opportunity for Homeowners to speak
7. Motion to Adjourn

Treasurer's Report:

1. Current NHHOA account balances were reviewed.
2. James reviewed which properties need to have their liens released for paying up their past due balances.
 - a. 29 N. Hampton - Back Dues paid - \$2,550.00
 - b. 25 Harbor Way - Back dues paid - \$2,550.00
3. James reviewed which properties have outstanding balances and have current liens filed against them.
 - a. 19 Jamesport - Scroggins, David and Angelia - Back dues owed - \$1,802.50
 - b. 26 Centerport - Kristen and Jacob Gentry - Back dues owed - \$2,737.50
 - c. 27 Vineyard - Solomon, Sidney and Sarah - Back dues owed - \$2,270.00
 - d. 32 N. Hampton - Rooks, Kyle - Back dues owed - \$2,270.00
 - e. 38 N. Hampton - Broderick Rodgers - Back dues owed - \$3,672.50
 - f. 60 Centerport - Owens, Jason - Back dues owed - \$3,205.00
4. James reviewed which properties have outstanding balances and need to have liens filed against them.
 - a. 29 Centerport - Bieberich, Holly - Back dues owed - \$935.00
 - b. 73 Stamp Creek - Treadaway, Harry and Bert - Back dues owed - \$1,335.00
 - c. 24 Centerport - Gregory, Rachel - Back dues owed - \$1,335.00
 - d. 17 N. Hampton - Chamblee, Michael Lee - Back dues owed - \$1,335.00
 - e. 15 Jamesport - Fullerton, Kenneth - Back dues owed - \$1,802.50
5. James reviewed which properties the NHHOA Attorney will be filing foreclosures on for unpaid dues.

6. Current dues/unpaid dues were reviewed.
7. There was a discussion regarding the clubhouse repair budget and the fact that we will be over budget once the rest of the repairs are finished. The Board decided that we will wait until we have finished the repairs to the clubhouse before reevaluating the budget to add more funds.

Vice President's Report:

1. Reviewed Playground Proposal.
 - a. Discussed the different playground options and reviewed their prices.
 - b. Decided to move forward with rubber mulch rather than traditional mulch.
 - c. Walker Motioned to award a budget of \$10,000 for the playground. This amount is all inclusive for the install, mulch, and product itself. This motion passed without objection.
 - d. **Nikki will select a few more options and the Board will vote via Email chain for choosing the Playground.**
2. Discussed the Covenants & Bylaws
 - a. Allowing homeowners to add solar panels would require a $\frac{2}{3}$ majority vote of the homeowners.
 - b. It is within the Boards power to impose rules throughout the community per the Bylaws. [*Section 9 Powers & Duties - Subsection D*](#)
3. Discussed the new calendar that Nikki set up in regards to clubhouse rentals.

President's Report:

1. Pool:
 - a. The Health Department is now requiring that a permanent sign be posted above the phone with the pool address on it. This will be added to the critical items portion of the pool inspection and the pool will not be cleared to open if the sign is not present.
 - i. **Brad will create the sign**
 - b. Annual dues must be paid to the county prior to them scheduling a pool inspection.
 - c. The phone must be working and when 911 is called it must report "pool" or "clubhouse" and it must report as the actual pool address.
 - i. **James will contact Comcast to have the name changed to, "North Hampton Clubhouse and/or Pool"**
 - d. The gate going into the pool must be self closing and self latching.
 - e. The water fountain must be working properly.
 - f. There must be either one working shower outside or if the showers are in the men's and women's restrooms both must be working properly

Architectural Committee Chair Reports:

1. The A.C.C. Chair reviewed the letters that will be sent out for HOA violations.
 - a. Discussed the HOA violation letters and warnings.

- b. A map was shown showing which streets will be patrolled by which members of the A.C.C.
- c. Warnings will be sent via USPS.
- d. Fines will be sent via USPS.
- e. A lien will be filed after \$500 in unpaid fines.
- f. **Brad will send James the letters for printing & mailing.**

Community Outreach Committee Chair Reports:

1. The C.O.C. Chair reviewed options for community outreach.
 - a. Linda discussed paying Chelsea for helping with the committee
 - i. This was not followed up nor voted on.
 - ii. This will be tabled for another meeting.
 - b. Discussed buying all the C.O.C. supplies for new homeowner goodie baskets.
 - i. **James will purchase supplies for 5 baskets to keep on hand.**
 - ii. Bread will need to be purchased a day or two prior to giving the baskets to new homeowners.
 - c. James motioned to rent a bounce house for the community picnic. The motion was seconded & passed without objection.
 - d. **James will create a facebook event for the community picnic.**
 - e. The Board will create a budget for food & drinks at the next meeting.
 - f. The picnic will be June 4th.

Governing Documents Committee Chair Reports:

1. James motioned that Will England be approved as the new Chair for the Governing Documents Committee. This motion was seconded and passed without objection.

Amenities Committee Chair Reports:

1. Walker motioned that Jeannie Estomba be approved as the new Chair for the Amenities Committee. This motion was seconded and passed without objection.

Old Business (not included in above reports):

1. We need to get quotes to replace the broken landscape lighting.
 - a. **James will reach out to Legacy Land Works & Good Measure Inc. for bids.**
2. Status of the tennis courts:
 - a. Was not discussed and will be tabled for another meeting.
3. Status of the playground:
 - a. Please see the Vice-President's Report.
4. Status of the bathroom door renovations:
 - a. The Board is moving forward with the door repair.
 - b. We will have Good Measure Inc. look into the door company for a cheaper price.
 - i. We will be removing the pin code on womens bathroom door and only having the keycard for access
 - ii. Adding a thumbturn deadbolt with keyed outdoor access.

5. The Board discussed having Good Measure Inc. pressure wash the clubhouse, entry fence, & pool furniture.
6. The Board discussed purchasing new pool furniture before pool season.

New Business:

1. The Board decided to open the Pool on Saturday May 14th.
2. James reviewed the new clubhouse security system and electronic pin code deadbolt with the Board members.
 - a. Each Board member will have their own specific code for the security system and the electronic deadbolt to enter the clubhouse.
3. James motioned to authorize an ink subscription for Board printing needs. This motion was seconded and passed without objection.
4. The Board discussed making sure that the Landscaper & Handymen have COI's
5. **Brad will call Mike Jones for HVAC repair.**
6. **Nikki will add Jeannie to the NHHOA Calendar.**
 - a. **Jeannie will utilize the calendar for clubhouse reservations.**
7. The Board will no longer be giving out keys to the clubhouse.
8. **James will create a pin code, which will be given out to those who rent the clubhouse.**
 - a. This pin code will expire 48 hours after it has been created.
9. **Jeannie will collect a CASH DEPOSIT of \$125 for clubhouse reservations. \$25 of this is non-refundable.**
 - a. Jeannie will give James the \$25 which will be deposited in the bank.
10. The Board will no longer allow "double-bookings" for clubhouse reservations. Once someone has requested a specific date, no one else may select that date.
11. As discussed at the 2/15/22 Board meeting, a new clubhouse reservation contract will be created. This contract must be signed and given to the Board Secretary for each person who reserves the clubhouse.
12. Deposits will not be returned until Jeannie can verify that the terms of the reservation contract were upheld.
13. **Jeannie will submit all contact information for anyone reserving the clubhouse to the Board.**
 - a. **This information will be added to the calendar & will be kept in an excel sheet that James will create.**

Next Meeting:

- The next meeting will be the first Monday of April (4th) at 7:00pm

Adjournment:

- Walker motioned that we adjourn at 8:57 PM. This motion was seconded and passed without objection.

Respectfully Submitted,
James McArn,
Secretary/Treasurer