*North Hampton Homeowners Association*

*Minutes of the Board of Directors Meeting*

*January 3rd, 2022*

**Board Member Attendance:**

* President – Walker Owen (walker\_owen@fedex.com, 770-380-2281)
* Vice-President – Nikki Swilley (Nikkiswilley@icloud.com, 706-280-3723)
* Secretary/Treasurer – James McArn (james@mcarnconsultingagency.com, 662-587-6732)
* A.C.C. – Brad Hamby (bradhamby8245@gmail.com, 678-882-5686)
* C.O.C. – Linda Sloan (reinvestigations@gmail.com, 770-875-4264)

Walker called the meeting to order at 7:05 PM.

**Secretary’s Agenda:**

1. New board member access:
2. Vote on bids to Hire a new landscape company:
3. Vote on bids for fence repair:
4. Vote on bids for clubhouse repair:
5. Discuss and/or vote on direction for tennis courts:
6. Discuss and/or vote on direction for new playground:
7. Discuss clubhouse bathroom door situation:
8. Discuss the ACC committee & the enforcement of HOA guidelines:
9. Discuss the HOA Facebook page:
10. Discuss the Hospitality committee for 2021 regarding new home owners:
11. Discuss properties that have not paid their dues:
12. All other respective business not included

**Treasurer’s Report:**

1. Discussed setting up online banking account.
2. Board agreed to set up an online account as soon as we can get to the bank to authorize new treasurer.
3. James will call Ameris Bank to set up an appointment for James & Nikki to be added to the account. Walker will most likely need to be present.
4. Board agreed to table the website/payment portal until next meeting. James needs to contact Ameris and find out what they are capable of.

**Vice President’s Report:**

1. Nikki will create a document to mail out with a QR code and/or link for the HOA bylaws that the ACC will begin patrolling February 1st, 2022.
2. This document will serve to warn residents that fines will be imminent should violations not be corrected during the time frame allotted for corrections.
3. Nikki will also create a QR code to be mailed out to survey residents for ideas on repurposing the tennis courts.
4. Nikki will also create a QR code to be mailed out that will direct residents to the HOA Facebook page.
5. All documents will be mailed in same envelope to save cost on mailing.

**President’s Report:**

1. Walker gave Nikki & James keys to the clubhouse.
2. Walker gave James a vendor key card for repairs.

**Committee Reports:**

1. Architectural Control Committee – Brad Hamby
2. Discussed creating a document of the specific bylaws that resident’s properties must follow.
3. Beginning February 1st 2022, ACC will begin patrolling neighborhood & enforcing code violations via warnings/fines.
4. Community Outreach Committee – Linda Sloan
5. Discussed creating a document of the various items that a new resident would need-to-know upon moving into the neighborhood. Will upload this document to the neighborhood Facebook page upon completion.
6. Governing Documents Committee – Open Chair
* There was no report at this time.
1. Amenities Committee – Open Chair
* There was no report at this time

**Old Business (not included in above reports):**

1. Walker motioned to award Legacy Land Works the 2022-landscaping contract in the amount of $12,000. The motion was seconded and passed without objections.
2. Walker motioned to award Good Measure Inc. the clubhouse repair. The motion was seconded and passed without objections. We will table a time of completion until the board can choose a ceiling fan.
3. Walker motioned to award Good Measure Inc. the pool fence repair. The amount of the repair is $1,486.50 (subject to change if more than 5 fence post are needed). The motion was seconded and passed without objections.

**New Business:**

1. Board will resume; suspending resident’s rights, fining, and giving warnings to those who are violating the bylaws on their property.
2. Brad will put together a template for warning/fining residents for ACC violations.
3. Discussed putting in new ceiling fan in clubhouse. Will find a suitable option and vote on which one to choose at next meeting.
4. Discussed the tennis courts. Discussed repurposing the courts into half playground and half basketball court.
5. Tabled the playground discussion until the next meeting.
6. Brad suggested fixing the hole in the wall in the men’s bathroom. Going to have Stephen with Good Measure Inc. look at fixing that job.
7. We need to get quotes for steel doorframes and steel door for clubhouse bathrooms.
8. James is going to reach out to Owen security to quote clubhouse security.
9. James needs to get with Adam on a lean template.
10. Agreed to place leans on ALL homes that have past due fees
11. Linda will seek out options for recuperating past dues beyond the lean process. This information will be presented at next meeting.
12. Walker will get with Ronald Evans to place letters on signboard for Facebook page. Signboard should read: Please Follow Us On Facebook - North Hampton Homeowners Association.
13. Walker discussed replacing lighting on outside of clubhouse; we need to get quotes for this.
14. Walker discussed replacing landscaping lighting; we need to get quotes for this.
15. Brad discussed replacing pool furniture, Walker agreed.
16. Brad, Walker, & Nikki will look into pool furniture, and give us options & cost assessments and next meeting.
17. Discussed fining residents for parking on street. Walker will look into the bylaws to see what our options are and present those at next meeting.

**Next Meeting:**

* The next meeting will be the first Monday of February (7th) at 7:00pm

**Adjournment:**

* A motion was made that we adjourn at 8:43 PM. There was a move in second and the motion passed.

Respectfully Submitted,

James McArn,

Secretary/Treasurer