

*North Hampton Homeowners Association  
Minutes of the Board of Directors Meeting  
February 15<sup>th</sup>, 2022*

**Board Member Attendance:**

- President – Walker Owen
- Vice-President – Nikki Swilley
- Secretary/Treasurer – James McArn
- A.C.C. – Brad Hamby
- C.O.C. – Linda Sloan

The President called the meeting to order at 7:02 PM.

**Secretary's Agenda:**

1. Board member reports
2. Setting up designated guest network
3. Motion to shop our current insurance provider
4. Why is the pool currently open year round
5. Should we purchase a small TV for the clubhouse
6. Should we purchase automatic door locks for both doors at the clubhouse
7. Installation of clubhouse cameras
8. Discuss and/or vote on direction for tennis courts
9. Discuss and/or vote on direction for new playground
10. Discuss clubhouse bathroom door situation
11. Discuss the ACC committee & the enforcement of HOA guidelines
12. Discuss the Hospitality committee for 2021 regarding new home owners
13. Discuss properties that have not paid their dues
14. Old Business
15. All other respective business not included

**Treasurer's Report:**

1. Online banking has been set up and the Treasurer has an NHHOA debit card in his possession.
2. NHHOA's Comcast services were changed in January.
3. Online bill pay was set up for monthly utilities.
4. The 2022 Budget was reviewed.
5. Current NHHOA account balances were reviewed.

**Vice President's Report:**

1. The Vice President reviewed the results of the poll for refurbishing the tennis courts.

**President's Report:**

1. The President did not have any reports to give.

### **Architectural Committee Chair Reports:**

1. The A.C.C. Chair reviewed the letters that will be sent out for HOA violations.
  - a. Warning letters will be sent at first sight of violation.
  - b. Residents have 30 days to correct the violation, or face a \$100 fine.
  - c. After the 30 days is up, a \$100 (compounding) fine will then be given every 7 days until the violation is corrected.
  - d. Liens will be filed against all properties owing outstanding unpaid fines.
  - e. The A.C.C. board will begin meeting monthly starting in March.
  - f. No resident is allowed to park on the street overnight. The process for warnings and fines will be the same for all residents who violate this.

### **Community Outreach Committee Chair Reports:**

1. The C.O.C. Chair reviewed options for community outreach.
  - a. New homeowners will be welcomed into the community with a gift basket not to exceed \$40.
  - b. C.O.C. committee will begin planning a cookout for the opening weekend of pool season in May.
  - c. C.O.C. chair will post an invitation on Facebook for volunteers to join the Community Outreach Committee.

### **Governing Documents Committee Chair Reports:**

1. This chair remains open.
2. No reports at this time.

### **Amenities Committee Chair Reports:**

1. This chair remains open.
2. No reports at this time.

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

1. We need to get quotes to replace the broken landscape lighting.
  - a. This was not discussed at the 2/15/22 meeting.
2. Discussed the status of the tennis courts:
  - a. Upon reviewing the results of the poll that the Vice President sent out, there was an overwhelming agreement to remove the tennis courts and repurpose that space to something else.
  - b. James will reach out to NHHOA's attorney to verify that there is nothing in the covenants that would have precedent on removing the tennis courts.
  - c. Board will continue reviewing options for the repurpose of the tennis courts into something new.
  - d. Suggestions thus far have been; basketball courts, splash pad, larger pool, dog park, larger playground, pavilion area with picnic tables, half tennis half basketball courts.
3. Discussed the status of the playground:
  - a. Board agreed that the neighborhood needs a new playground. Board will begin researching options.

- b. Discussed a total of \$10,000 be budgeted for the new playground. This included labor to assemble, as well as preparing the ground and padding before assembly.
  - c. Board will vote at the next meeting, after receiving bids to complete the job.
4. Discussed the bathroom door renovations:
- a. Board agreed to move forward with the bathroom door renovations.
  - b. Board agreed to go with steel doors on steel frames.
  - c. The budget for this is “roughly” \$1,400 per door plus labor.
  - d. There was a motion to proceed with the renovations with the above mentioned understandings. The motion was seconded and passed without objection.
  - e. Good Measure Inc. will handle the purchase and installation.

**New Business:**

1. James motioned to purchase a designated guest wifi router for the clubhouse. This motion was seconded and passed without objection.
2. James motioned to “shop” NHHOA’s current insurance provider. There was a discussion that “shopping” the insurance is fine, but perhaps waiting until the claim against NHHOA is settled before switching insurance providers. A homeowner present brought up that the claim would still be paid out even if we go ahead with switching providers, due to the fact that we had coverage with the current company at the time of the claim. This motion was not voted on at this time.
3. There was a discussion as to why the pool is currently being maintained year-round. The treasure made objections to keeping the pool open the entire year, due to the cost of maintenance in the “off-season”. After discussion, it was decided that the best course of action is to continue with the status quo.
4. There was a discussion on purchasing a small tv for the clubhouse for presentations and for clubhouse reservations. The board agreed to NOT purchase a tv for the clubhouse at this time.
5. James motioned to purchase a door lock for the clubhouse that will have a pin code that can be assigned to anyone needing access to the clubhouse. This motion was seconded and passed without objection.
6. The board discussed the installation of the remaining 3 clubhouse cameras. There was an agreement to move forward with Good Measure Inc. installing the remaining cameras.
7. James motioned to move the budgeted Management Company \$500 line item to the Clubhouse repair budget. This motion was seconded and passed without objection.
8. Walker motioned to hire an attorney to begin civil litigation and foreclosures against homes owing outstanding unpaid HOA dues. This motion was seconded and passed without objection.
9. James motioned to begin giving all new homeowners a gift basket once they have moved in. Board agreed, and the C.O.C. will have a budget of \$40 per new

homeowner to put something together. This motion was seconded and passed without objection.

10. Nikki discussed that for clubhouse rentals, all deposits be given in cash, and returned only once the clubhouse has been checked for cleanliness. There was a motion, it was seconded and passed without objection.
11. Nikki will set up a calendar through Google Docs for clubhouse reservations.
12. The clubhouse will now cost \$125 to reserve. \$100 of that is a returnable security deposit, and \$25 is a non refundable sanitation fee. This discussion was motioned, seconded and passed without objection.
13. There was a discussion to have the new landscape company look into cleaning out the drains by the pool.
14. There was a discussion to open the pool a week or two before memorial day.
15. James motioned to replace the light switch in the mens bathroom. This motion was seconded and passed without objection.
16. There was a discussion on whether to pull petty cash for the C.O.C. Chair to purchase gift baskets for new homeowners or to reimburse the C.O.C. Chair for expenses. The consensus was to reimburse for expenses.
17. There was a discussion about paying someone to go file liens against homes owing outstanding balances. This was not voted on, but the board was in agreement that we will begin paying someone \$50 per lien to begin doing this.
18. There was a discussion to add wall sconces, recessed lights, or wafer lights to the clubhouse to add more light. The board will reach out to Good Measure Inc. to see what our options are.
19. There was a discussion to replace some of the broken pool furniture. Upon reviewing the budget, there was \$2,000 allocated for pool furniture for 2022. The board will begin looking into options for new pool furniture.

**Next Meeting:**

- The next meeting will be the first Monday of March (2<sup>nd</sup>) at 7:00pm

**Adjournment:**

- No motion was made, however we adjourned at 8:43 PM.

Respectfully Submitted,

James McArn,  
Secretary/Treasurer