

North Hampton Homeowners Association
Minutes of the Board of Directors Meeting
April 4th, 2022

Board Member Attendance:

- President – Walker Owen
- Vice-President – Nikki Swilley
- Secretary/Treasurer – James McArn
- Architectural Control Committee Chair. – Brad Hamby - Not Present - Gave James His Proxy Votes
- Community Outreach Committee Chair – Linda Sloan - Not Present - Gave Nikki her Proxy Votes
- Governing Documents Committee Chair - Will England
- Amenities Chair - Jeannie Estomba - *(Position now Vacant)

The President called the meeting to order at 7:06 PM.

Secretary's Report:

1. James reviewed which properties the ACC committee mailed HOA violation warning letters to.
2. James reviewed which properties were mailed foreclosure warning letters.
3. James reviewed which properties were mailed 2022 late fee letters.
4. James reviewed which properties needed liens filed against them.
5. James reviewed which properties needed their liens released.
6. James reviewed which properties needed key cards issued.
7. James reviewed which properties will be foreclosed on by the NHHOA attorney.

Treasurer's Report:

1. James reviewed current account balances:
2. James reviewed 2022 HOA dues:
 - a. 108 homes have paid their 2022 dues.
 - b. We have yet to receive dues from 22 homes.
 - c. On April 1, 2022, late fees were imposed on the 22 homes that have not paid their 2022 dues.
3. James reviewed the properties that owe back dues:
 - a. On January 1, 2022, there were 18 properties that owed back dues, totaling: \$30,675.00.
 - b. As of April 1, 2022, there are only 2 properties that owe back dues, totaling: \$3,579.00.
 - c. Since January 1, 2022, The Board has received a total of: \$27,095.00 in past due balances & fees.

Vice President's Report:

1. The Vice-President did not have anything to report at this time.

President's Report:

1. Walker reviewed the pool shower, and a new sign needed to open the pool.

Architectural Committee Chair Reports:

1. The A.C.C Chair was not at this meeting.

Community Outreach Committee Chair Reports:

1. The C.O.C. Chair was not at this meeting.

Governing Documents Committee Chair Reports:

1. Will discussed reviewing and updating the covenants and by-laws.

Amenities Committee Chair Reports:

1. The Amenities Chair did not have anything to report at this time.

Old Business (not included in above reports):

1. Discussed finding another concrete table for the front corner of the pool deck. Will keep the old concrete tables and add the new umbrellas when the pool opens.
2. The June 4 picnic discussion was tabled until the next meeting.
3. New bathroom doors have been ordered.

New Business:

1. *James motioned to add Shannon Owen as the Assistant Treasurer. This motion was seconded and passed without objections.*
2. Discussed limiting rental properties within the neighborhood to no more than 5 properties. (This would have to be approved by 2/3rds of the homeowners within the community.)
3. *James motioned to move forward with limiting the amount of rental properties to 5 within the neighborhood. This motion was seconded and passed without objections. (A committee will be created to gather the votes needed from homeowners to amend the covenants.*
4. Discussed amending the covenants to allow homeowners to add solar panels to their property. (This would have to be approved by 2/3rds of the homeowners within the community.)
5. *Will motioned to move forward with amending the covenants to allow homeowners to add solar panels to their property. This motion was seconded and passed without objections. (A committee will be created to gather the votes needed from homeowners to amend the covenants.*
6. **Will, will reach out to an appraiser about the curb appeal of solar panels on homes and whether or not that adds or decreases a home's value.**
7. **Shannon Owen will be at the clubhouse on 4/28/22 from 6-7pm for any (good standing) homeowner to come down to set up new pool key cards.**
8. *James motioned to reimburse Nikki for expenses needed to get free shipping for the new HOA Playground. This motion was seconded and passed without objections.*

9. **Nikki will reach out to her school to inquire about borrowing their grill for the community picnic on June 4th.**
10. **Nikki will also find out whether this grill is gas or propane.**
11. James discussed putting together a welcome basket for the newest homeowners. Will reach out to Linda for more details.
12. *James motioned to require the deposit & sanitation fee for clubhouse reservations be made within 48 hours of the request for reservation. This motion was seconded and passed without objections.*
13. The Board discussed having the common area pressure washed before the opening of pool season. There was a common consensus that Stephen Davis with Good Measure Inc. would complete this job if he is available.
14. **There was a discussion to add a rules and regulations sign for the new playground. James will reach out to a few sign companies in order to get this made.**
15. **James will call Georgia Power to get an estimate on adding another light on the opposite side of the playset.**
16. The Board discussed having the clubhouse septic tank pumped. The Board agreed that this would be done after pool season.
17. The Board discussed adding another camera to specifically cover the playground area. This discussion will be further discussed by the Board via email/text thread.
18. Discussed whether to repair the tennis courts or repurpose them into something else. The options were; basketball court, pavilion, dog park, larger pool, & a splash pad.
19. **Nikki will call to discuss how much it will cost to repurpose the tennis courts. Then we will decide how to move forward with that project.**
20. James discussed adding pea gravel in between tennis courts and pool, and adding 3-4 “camp-ground” grills for easier use for homeowners. This will be tabled for another time.
21. *After the homeowners that were present left, there was a discussion held regarding multiple discrepancies with the Amenities Chair and the execution of the clubhouse rental policies. These inconsistencies left the HOA and Board members open to scrutiny and potential legal ramifications. For the reasons listed above, and no reasonable explanation of these inconsistencies being made, a motion was made to vacate the Amenities Chair. This motion was seconded and passed without objection.*
22. For clubhouse reservations, please contact an Officer of The Board.

Next Meeting:

- The next meeting will be the first Monday of May (2nd) at 7pm.

Adjournment:

- Walker motioned that we adjourn at 8:30 PM. This motion was seconded and passed without objection.

Respectfully Submitted,
James McArn,
Secretary/Treasurer