

North Hampton Homeowners Association
Minutes of the Board of Directors Meeting
May 2nd, 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 Chair - (Position now Vacant)

The President called the meeting to order at 7:03 PM.

Secretary's Report:

1. The Secretary reviewed which properties the ACC committee mailed HOA violation warning letters to.
2. The Secretary reviewed which properties were mailed foreclosure warning letters.
3. The Secretary reviewed which properties were mailed 2022 late fee letters.
4. The Secretary reviewed which properties have and/or needed liens filed against them:
 - a. Liens that were filed in April 2022:
 - i. 15 Jamesport - Kenneth Fullerton.
 - ii. 17 N. Hampton - Michael Lee Chamblee.
 - b. Liens that will be filed May 1, 2022:
 - i. 23 N. Hampton - Joseph & Rebecca Brown.
5. The Secretary reviewed which properties needed their liens released.
6. The Secretary reviewed which properties needed key cards issued.
7. The Secretary reviewed which properties will be foreclosed on by the NHHOA attorney.

Treasurer's Report:

1. The Treasurer reviewed current account balances:
2. The Treasurer reviewed 2022 HOA dues:
 - a. 126 of 130 properties have paid their 2022 dues and/or fines resulting in \$53,563 paid to the HOA.
3. The Treasurer reviewed the 18 properties that owed back dues as of January 1, 2022:
 - a. 16 of 18 properties that owed back dues, have paid their dues resulting in an additional \$27,095 being recouped by the HOA.
4. For the month of April, the total operating expenses of the HOA were: \$10,316

Vice President's Report:

1. The Vice-President did not have anything to report at this time.
2. The Vice-President reviewed the quotes to repair and/or replace the tennis courts. Information will be noted below under "Old Business".

President's Report:

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

Architectural Committee Chair Reports:

1. The A.C.C Chair reviewed the 14 properties that were mailed violation letters in March. All 14 properties have corrected their violations therefore no fines were imposed.
2. The A.C.C Chair reviewed which properties are currently in violation of HOA bylaws. These properties will be mailed a warning letter and/or fine.
3. The A.C.C. Chair informed the Board that the A.C.C. Committee will now begin enforcing "grass and lawn" standards throughout the community. This includes; grass height, weeds, yard maintenance, debris, etc.

Community Outreach Committee Chair Reports:

1. The C.O.C. Chair reviewed the June 4 cookout budget and discussed how the cookout will proceed.
2. The C.O.C. Chair reviewed the new homeowner gift basket details.

Governing Documents Committee Chair Reports:

1. The Governing Documents Chair reviewed proposed updates and/or changes to the Bylaws/Covenants.

Amenities Committee Chair Reports:

1. The Amenities Chair is currently vacant.

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.
 - a. Brad will work on finding a new bench for one of the tables.
2. James motioned to allocate \$300 towards cookout expenses for; food, drinks, ice, propane, etc. This motion was seconded and approved without objection.
3. Discussed quotes to replace the broken landscape lighting, agreed to move forward with Good Measure Inc. for the repairs.
4. The Board discussed the quotes to repair/refurbish the Tennis courts:
 - i. Repair cracks: \$36,000
 - ii. Refurbish & Repaint: \$81,000
 - b. The Board all agreed that the cost to fix the tennis courts far exceeded the budget to do so.
 - c. The Board will now look into other options for the land that the tennis courts use.
 - d. Suggestions for removing the tennis courts and replacing are:
 - i. Larger "zero entry" pool with splash pad.
 - ii. Basketball courts
 - iii. Pavilion with picnic tables
 - iv. Dog park
 - v. Grass area with picnic tables
 - vi. Other suggestions from homeowners

- e. The Board will continue to seek other suggestions and vote on a decision at the annual meeting in October.
5. Discussed pressure washing the clubhouse/common area. Areas that need to be pressure washed are; side walk around clubhouse, exterior walls of clubhouse, exterior roof of clubhouse, fascia of clubhouse, entrance sign, entrance brick fence, entrance white fence.
6. The Board discussed having the clubhouse septic tank pumped. The Board agreed that this would be done after pool season. Will remain tabled until then.

New Business:

1. Review anything needed for the Pool to open on time, May 14, 2022.
 - a. New pool shower needs to be installed.
 - b. Spigot at the clubhouse needs to be repaired.
 - c. New pool occupancy/rules sign needs to be ordered.
2. Walker motioned to add a new camera directly over the playground. This motion was seconded and passed without objection.
3. Discussed adding a new grill and concrete area near the playground. Will remove the current grill by the clubhouse as it is a fire hazard. Will offer on Facebook and throw it away if no one wants it.
4. Review clubhouse reservation policies and who all will be handling this until that position is filled.
 - a. James will work on updating the clubhouse reservation policy.
5. Discuss the proposed changes to the amendments/covenants that the Governing Documents Committee has put forth.
 - a. The Board approved the proposed changes and Will will put together a document for homeowners to vote on each of the proposed changes.
6. James motioned to move the HOA bank account. This motion was seconded and approved without objection.
7. A motion was made to start awarding a "Yard of the Moth" to a homeowner with the best yard for that month. A \$25 gift card will be given to each month's recipient.
8. There was a discussion to add a new 10' fence around the playground.
 - a. There has been a constant problem with teenagers and adults violating the playground rules. The playground was added specifically for the children within our community under the age of 12. However, we continually have those within the community that violate this and attempt to cause damage to the structure of the playground. The three quotes the Board received for a fence were as follows:
 - i. \$7,000
 - ii. \$8,500
 - iii. \$9,700
 - b. Due to the cost of the fence, the Board decided NOT to move forward with adding a fence at this time and will instead add another camera specifically to cover that area. The police will be called and a police report filed for any damages done to the playground. The property responsible for the damages, will be billed for any/all damages done by that property.

Next Meeting:

- The next meeting will be the first Monday of June (6th) at 7pm.

Adjournment:

- Walker motioned that we adjourn at 9:30 PM. This motion was seconded and passed without objection.

Respectfully Submitted,
James McArn,
Secretary/Treasurer