

HOA BOARD MEETING

MONDAY, JULY 24, 2023, 7:00-8:00 PM

HAMPTONS: 11138 N STONE CREEK DRIVE

- I. **CALLED MEETING TO ORDER**
 - a. President Roger Hampton called meeting to order.
- II. **ROLL CALL**
 - a. **PRESIDENT:** Roger Hampton
 - b. **VICE PRESIDENT:** Brad Foster
 - c. **TREASURER:** Lesley Thielke
 - d. **SECRETARY:** Tammy Morgan
 - e. **At-LARGE TRUSTEES:** Michael Haughney, Suzie Wunder, Cathy Zwink
- III. **APPROVAL OF MINUTES (NOVEMBER 10, 2022)**
 - a. All board members approved minutes.
- IV. **PLANNING FOR HOA MEETING (AUGUST 24, 2023, 7:00 P.M.)-FY 2024**
 - a. **Trustee to replace Lesley Thielke**

Board will be looking for new member to replace outgoing Treasurer, Lesley Thielke. No current member would like to be treasurer. Board will be hoping to find someone with financial experience.
 - b. **Discuss FY 2023 Treasurer's Report and FY 2024 Budget**

Lesley will forward to 2023 Treasurers report and 2024 budget to the Board.
 - c. **FY2024 HOA Dues Amount**

Board will leave 2024 dues at \$100.00 per home, double lots only paid once. The Board further discussed private snow removal. Tammy Morgan has been investigating and working with city to see if viable option. City put on hold last year but will review topic again this coming year for the 2023-24 winter season. If this project comes to fruition the Board will bill homeowners in arrears. The cost per plow is about \$3.75-4.00 per home/per plow. Plowing would only occur after 3 inches of precipitation have fallen.
 - d. **Handling Individual Purchase of Food/Drinks at Meeting**

The HOA annual meeting will be at Blue Margaritas on July 24, 2023 at 7PM. The Board will provide light menu. Homeowners will be responsible for their own beverage purchases.
- V. **DISCUSS HOA GOVERNING DOCUMENTS (DISCREPANCIES)**
 - a. **Article III, Section 5 of the Hunters Trail Estates Bylaws**

20% of the votes must be present in person or by proxy to constitute a quorum for a meeting to commence. Votes are equal to the number of lots under Article II, Section 2, b. Since there are 84 lots (votes), then 17 votes must be present either in person or by proxy.
 - b. **Article IV, Section 11 of the Hunters Trail Estates Bylaws**

Any rules, regulations, or amendments can be made by the Board at a specific meeting called to discuss such rule, regulation, or amendment. No quorum is required. The rule, regulation, or amendment becomes effective 60 days after the adoption. Members my veto such rule, regulation, or amendment before it

becomes effective by a vote of 66 2/3% of the members. Since each lot owner is a member, there are 84 votes, and this requires 56 votes to veto.

VI. REVIEW HOA INSURANCE POLICY & RIDER

- a. The Board reviewed current insurance policy which has a one-million-dollar liability for both the HOA and Trustees. This currently costs the HOA \$880.00 per year. Bob Humbles the Board's insurance carrier suggested an increase to three-million-dollars per year. This would cost \$ 1263.00 annually. The Board chose to keep coverage at one-million-dollars.

VII. OLD BUSINESS

a. Online Dues Payments & Postal Mail Options

The Board chose to turn off the online payment feature due to it \$40.00 cost per month. Members are currently exploring other online payment methods as this is the preferred method of payment for homeowners.

b. Entrance Project Updates (trees, signs, fencing)

The entrance project enhancements have been completed. Trees have been planted. Sign lettering and fencing have been painted. Board will investigate getting a new lawncare service, as there is an abundance of clover and some other weeds.

c. Review of Annual Events (Egg Hunt, Spring Garage sale, 4th of July Parade, Picnic, Fall Garage sale, Holiday Decorating contest).

Fall picnic will be September 8, 2023, at 5PM. Tony's on Wheels and Kamaela's will provide food and desert for the evening. Each home will be provided with food vouchers to defray food costs. The HOA will provide a bouncy house for children.

VIII. NEW BUSINESS

a. Previous & New Homeowners' Request

The HOA has approved several solar panel applications and a backyard enhancement in the first half of 2023.

b. Suggested Items for Next Newsletter

**c. Discuss Pros/cons of Conducting HOA Business via Texts and Emails
VERSES In-Person Meetings (HOA Records)**

The Board discussed the pros and cons of conducting online business through texts and emails. Pros: quickness of response, no meeting needed. Cons: poor record keeping, no paper trail.

In- person meetings: Pros: ability to keep records, with all Board members signing. Cons: difficult to gather all board members together, slows expedition of process for homeowner.

d. Lost P.O Mailbox Key

One of the two mailbox keys we have for the post office box has been misplaced. Need to contact post office to get duplicate key made.

e. Property Sold Since Last Meeting

Seven transactions have occurred in the first half of 2023. They are attached as PDF.

f. New Business /Projects

Looking into a new law firm to replace Beckendorf and Beckendorf. Suzie will ask HOA member at Waterstone subdivision who they use.

IX. NEXT MEETING

X. ADJOURNED by Roger Hampton