

HOA BOARD MEETING
MONDAY, SEPTEMBER 11, 2023, 7:15 – 8:00P.M.
HAMPTONS: 11138 N STONE CREEK DR

MEETING MINUTES

- I. **Call Meeting to Order**
 - I. President Roger Hampton called meeting to order.
- II. **Roll Call**
 - I. **President:** Roger Hampton
 - II. **Vice President:** Brad Foster
 - III. **Treasurer:** Matt Anderson
 - IV. **Secretary:** Tammy Morgan
 - V. **At-Large Trustees:** Diannys Laeedy Figueroa, Michael Haughney, Cathy Zwink
- III. **Approval of Minutes**
 - I. Board members approved minutes from Annual meeting.
- IV. **HOA Annual Meeting Overview/Discussion**
 - A. Meeting was held at Blue Margaritas. Board members in addition to eight other homeowners in attendance. Homeowners did stay and visit. The HOA will need to set budget for food, if we choose to continue to use location. HOA has attributed lack of attendance to lack of homeowner interest.
- V. **FY 2024 Officers/Trustees Position Responsibilities**
 - I. **Board for 2024**
 - A. **President:** Roger Hampton
 - B. **Vice President:** Brad Foster
 - C. **Treasurer:** Matt Anderson
 - D. **Secretary:** Tammy Morgan
 - E. **At-Large Members:** Diannys Laeedy Figueroa, Michael Haughney, Cathy Zwink.
 - II. **Trustee Position Responsibilities:** HOA would like to amend bylaws and change responsibilities section and add At-large members.
 - III. **Capture Board approval of emails HOA requests:**
- VI. **HOA Dues Payment Options**
 - I. HOA discussed two options for payment of dues for the 2024 year. The Board discussed uploading approvals of homeowner projects from email and text to have an official copy of record.
 - A. Homeowner pays with check.
 - B. Homeowner pays using PayPal or another online banking platform.
 - II. HOA also discussed the payment of convenience fee for online option. The HOA currently uses PNC for banking. The fee per month to keep this option available to homeowners was \$40.00 a month. The HOA has chosen to turn this option off as a cost savings to homeowners. We will instead have the homeowner pay the convenience fee associated with paying dues online.
 - III. The HOA also discussed raising dues next year due to increased cost of services.
- VII. **Fall 2023 HOA Newsletter Contents**
 - I. Introduce 2024 board to homeowners.
 - II. Discuss payment options for dues.
 - III. Remind residents that winter is fast approaching, and with snow, please be mindful and keep vehicles off the streets.

VIII. Picnic Survey

- I. Good turnout 25 families attended. Bouncy house was very large and open, which allowed parents to see children. Kamaela's Creamery accidentally double booked us but was kind enough to scoop 100 cups of ice cream for free. The HOA voted to pay her \$100 for the ice cream. Tony's did not encounter enough business and may require a minimum to return next year.

IX. Bids on Services

- I. Tammy Morgan is currently getting bids on lawn fertilization service for the entrances.
- II. The HOA is also currently investigating switching the HOA attorney.

X. HOA Fall Projects

- I. Dan Stitzel would like the park service to clear the overgrowth at the entrance as it is becoming a safety issue with pulling out of neighborhood.
- II. All other projects are complete, and no maintenance is required going into winter.

XI. HOA Fall Events

XII. Old Business

I. Storm Drain Caulking

- A. Tammy Morgan has completed request and spoke with city. We are on list for an evaluation and determination of what might be done for storm sewers.

XIII. New Business

XIV. Next Meeting: Suggested around Monday, November 27, 2023

I. Future Meeting Topics

- A. FY 2024 Approve Contracts
- B. FY 2024 Project & events
- C. Amending HOA By-Laws & Regulations
- D. Post Office Box Key
- E. Other

XV. Adjourn

Services:

- Irrigation: Tri-County Irrigation (TCI)
- Lawn Fertilizer and Weed Control: Spring Green Lawncare
- Mowing: Cedar Tree Lawn Care (*Kent Peterson*)
- Attorney: Benckendorf & Benckendorf, P.C. (Noah Benckendorf)

Submitted by: Tammy Morgan, HOA Secretary