



HOA Annual Meeting Agenda

April 17, 2023; 7:00pm

President: Michele Valencia
Director at Large: Bill Klinger
Secretary: Brianna Williams
Director at Large: Brian Agee
Director at Large: Jason Lowe

Director at Large: Julie Hutto

Director at Large: Erick Rock

Managing Agent: Tracy Sullivan, All-In-One (AIO)

Entitled Members/Homeowners: In Person or via Proxy

Quorum Requirement: 1/3 of entitled members (52)

Call to Order 7:05pm

Quorum requirement not met

Michele Valencia

Welcome & Introductions

Michele Valencia

Verify Quorum

Tracy Sullivan

Financial Report and Budget Review (as of 3/31/2023)

Michele Valencia

- Operating Acct - \$76,679.22
- Reserve - \$47,768.92
- Total Assets - \$124,448.14
- Review of 2023 Budget
- Reminder of Annual Assessment Due Date, May 1st, and impact to amenity access for any past due balance

Community Enhancements

Michele Valencia

- Purchased New Table Sets for Pool Area
- Completed Parking Lot Repair/Resurface
- Update on Clubhouse Repair- it appears that all repairs to the clubhouse will be covered by insurance, minus the deductible.
- Coming for 2023-24 – Phase 1 of Playground Project

Upcoming Events

Michele Valencia

- Neighborhood Coordinated Yard Sale – April 23
- Pool Opening Party – May 20
- Summer Movie Nights (June 23, July 22)
- End of Summer BBQ – August 19
- Chili Cook-Off / Fall Festival – October 14 (Alt Date: October 21)
- Cookies with Santa – December 2
- Holiday Hayride – December 15 (Alt Date: December 18)

Micah Lowe

Introduction of Candidates and Nominations from the Floor

Michele Valencia

- 3 Incumbents: Brianna Williams, Brian Agee, Erick Rock

Election of 2022 Board Members (if quorum)

Quorum not met for a vote, but all 3 candidates for reelection wish to continue to serve and are therefore reelected.

New Business / Open Floor

- When does the fiscal year end? April 30
- When will the clubhouse repairs be completed? We anticipate that they will be completed within a month. The bathrooms and electrical work will be done soon and the pool is expected to open on time. The gates are being repaired due to water damage too, but we expect everything will be working by May 13th, when the pool opens. The clubhouse will still need to be furnished but that won't affect the pool opening.
- What are the pool hours? 9am-9pm, but you may put in a request with AIO if you'd like to have access to the pool as early as 8am. They can update your key in order to allow you to have early access to the pool.
- Were the security cameras affected by the water damage? Yes, the main system was affected but it is being repaired.
- Will the playground expansion fix how muddy the field is after a rainstorm? The playground expansion will extend into the area that often gets muddy. Given the common area's proximity to the creek, there may not be a way to fix it completely, but we are hopeful that the playground expansion will help.
- When does Yard of the Month begin again? May 1
- What can we do about people speeding though the neighborhood? We've already done two separate speed studies, and both resulted in the county concluding that we didn't need speed bumps.
- Did we renew our mosquito treatment for the common area? Yes

Adjourn 7:45 pm

Michele Valencia



HOA Board Meeting Agenda

April 17, 2023; 7:51pm

President: Michele Valencia
Director at Large: Bill Klingler
Secretary: Brianna Williams
Director at Large: Brian Agee
Director at Large: Jason Lowe

Director at Large: Julie Hutto

Director at Large: Erick Rock

Managing Agent: Tracy Sullivan, All-In-One (AIO)

Quorum Requirement: 5

Call to Order

Michele Valencia

Minutes from February Board Meeting – Approved as provided via email 2/20/2023

Inform

Unfinished Business

- Amenity Enhancements Michele Valencia
 - Playground Phase 1: \$60,000 Budget (if approved)
 - Project Managers still Julie and Brianna.
 - Julie and Brianna agreed to contact the playground equipment companies again and see if there are any sales on equipment that would work for our needs.
 - Project Manager for Clubhouse Furnishings/Décor: we will ask via Facebook if anyone with design expertise would like to help choose décor for the clubhouse as a volunteer project. They would be given the opportunity to market their talents to potential clients once clubhouse is furnished (a plaque or something similar acknowledging their work and talent)

Treasurer's Update

Michele Valencia

- Delinquency Update (Appendix A below)
- Request: AIO to send a notice to all (except 1477) about amenity restrictions (effective May 1st) approaching pool season

New Business

Michele Valencia

- Dates for Future Meetings
 - 3Q23 – Aug 15, 7pm
 - 4Q23 – Oct 17, 7pm
 - 1Q24 – Feb 5
 - 2Q24 – Annual Meeting – Apr 15

Open Discussion:

- Once the clubhouse is completed, we could organize an Open House with the Event's Committee so that residents can see the work that has been done. We may even be able to use it as a fundraising opportunity (silent auction or raffle etc) for the neighborhood.
- Delinquencies: Most of the delinquencies on the list are late fees and fines that haven't been paid.
- Carl Price: we won't be approving any more projects until he completes previous projects that have been approved. Bob Taylor agreed to talk to him about his project time lines.

- Rentals within the neighborhood: we have seven total rentals, and two are not in compliance right now. AIO will be sending out compliance letters to them.
- Would it be worthwhile to have house numbers spray painted on the curbs? It could be a potential job for a teenager or a few teens working together to earn some summer money. The board agreed that this could be an option if approved by the ACC.
- Mailbox repairs and repainting: Michele agreed to write a post on Facebook notifying the neighborhood that AIO will be issuing fines and violations for homes that have mailboxes in disrepair or in need of paint.

Adjourn 8:53pm

Michele Valencia

Appendix A:

Monday, April 17, 2023 11:56



**Hampton Glen HOA
AR Aged Owner Balances By Address**

Posted Date 03/31/2023

Account #	Status	Resident Contact	Unit	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
16819	Final Warni	Young,Donnay T & Kereyell L	2311 Edisto Place	0.00	0.00	25.00	655.00	680.00
16829	Final Warni	Dumett,Dan & Kimberly	2357 Fenwick Court	25.00	0.00	0.00	0.00	25.00
16863	Final Warni	Ramahi,Allam & Neveen Hammoud	1438 Fenwick Drive	0.00	75.00	25.00	0.00	100.00
16872	Final Warni	Gunter,Daymon & Kristie	1450 Fenwick Drive	25.00	25.00	25.00	74.50	149.50
16891	Final Warni	Gallichio,Todd & Denise	1473 Fenwick Drive	25.00	25.00	25.00	100.00	175.00
* 16896	Collections	May,Kayl	1477 Fenwick Drive	0.00	0.00	0.00	3,327.22	3,327.22
16935	Final Warni	Young,Frank & Nelda	1411 Hampton Glen Drive	25.00	25.00	25.00	1,130.00	1,205.00
16968	Final Warni	Homes ,Invitation	2412 Westport Circle	0.00	0.00	0.00	164.50	164.50
16972		Scott,Ricky & Marci	2421 Westport Circle	10.00	0.00	0.00	0.00	10.00
16974	Late Letter	Holley,Grace	2425 Westport Circle	0.00	0.00	25.00	0.00	25.00
16978		Burke,Louise	2436 Westport Circle	10.00	0.00	0.00	0.00	10.00
29880		Baker,Jason	1429 Fenwick Drive	10.00	0.00	0.00	0.00	10.00
38743	Final Warni	Delaware LLC,HP Georgia	2312 Edisto Place	25.00	25.00	25.00	399.00	474.00
Count:	13			155.00	175.00	175.00	5,850.22	6,355.22

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
181	0	181	180	1	99.45%