



# MINUTES

## HOA Annual Meeting and Board Meeting

4/8/2019 7:12 PM | Meeting called to order by Bob Taylor

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### In Attendance

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**Annual Meeting:** Minority percentage of Residents and Homeowners; Board Members and Managing Agent (listed below) of Hampton Glen (Official Sign-in record with AIO). No homeowner quorum present for Annual Meeting, therefore meeting is not official.

**Board Meeting:** Bob Taylor, President; Mark Pfister, Vice President; Ashton Green, Secretary; Michele Valencia, Treasurer; Bill Klinger, Director at Large; Jason Lowe, Director at Large; and Nick Desenberg, AIO – Managing Agent

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### Approval of Minutes

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The minutes from February 25, 2019 meeting were previously submitted and approved via email.

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### Officer's Report

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- Bob Taylor will step down from President's position to Director at Large. Michele Valencia will transition from Treasurer's position to serve as President. Mark Pfister will take on a dual officer position as Vice President/Treasurer.
- Nick Desenberg will have GA SoS Corporate Records updated to reflect the changes noted above.

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### Treasurer's Report

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Current period through 02/28/2019

- Approximately \$58,000 in Current Assets
- Closed SunTrust Checking of \$34,075 and deposited to Reserve acct managed by AIO
- Increase of Annual Dues to \$550
  - Detailed review of 2019-2020 Proposed Budget – No oppositions
- No Property Closing Report to provide to Welcome Committee

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### President's Report

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- General Discussion:
  - Landscaping improvements, including upgrade of front entrance signage and holiday décor, removal of overgrown bushes and junipers around clubhouse and common grounds
  - Tennis courts have 2 new nets, and will be pressure washed. Courts are for tennis only
  - Property improvements procedures – submit forms on AIO website for ACC review
  - Yard upkeep – individual circumstances may be looked at for exceptions and/or help working through difficulties. Some yards and homes need work. Please maintain weed control plan – group rate with All Turf is \$200/year for 8 treatments. Yard grass burning is not allowed within 50ft of any structure. Link for review: [https://cobbcounty.org/index.php?option=com\\_content&view=article&id=1082&Itemid=811](https://cobbcounty.org/index.php?option=com_content&view=article&id=1082&Itemid=811)
  - Mailboxes and Street Sign contact info is on website: [www.hamptonglen.org](http://www.hamptonglen.org). Michael Parkes agreed to install new mailboxes for people for about \$35.
  - Website: Lots of good info. Please check before calling a board member.
  - Speeding and Safety – still complaints. Please stop at signs and slow down even more when passing pedestrians.
  - Welcome Committee: Renee Taylor, Elizabeth Poulsen, Laura Dunn

- Graduation Banner: Turn in by April 15<sup>th</sup> to Denise Gallachio - \$10/Senior
- New Property Manager – Nick Desenberg (678) 363-6479; [ndesenberg@allinonemgmt.com](mailto:ndesenberg@allinonemgmt.com)
- Pool – new service company: Premier Pool Service – Jason Smith cell (404)992-4466; office (770)345-9780

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## Unfinished Business

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### New Covenant Proposal

- Attempt by ballot to amend original covenants established in 1988 and also submit to provisions of GA Property Owners Association (GAPOA) Act Established in 1994 (Amended in 2004)
- Included leasing cap of 7% in amended covenants
- Summary of benefits:
  - Protection of individual homeowners from lawsuit against Association.
  - Delinquent homeowners responsible for any attorney collection fees not the HOA.
  - Automatic attachment of lien to delinquent homeowner property even if lien not filed at courthouse before property is sold.
  - Protection against accidental expiration of covenants.
  - Amendments apply to all homeowners not just those who vote for them.
  - Max late fee of 10% and interest of 10% for late dues.
  - Makes tenant and owner responsible to comply with covenants.
- Online voting is available through the AIO portal
- Need 75% (~ 136 homes) to pass. Only have about 60. After annual meeting will increase efforts, including door to door, to obtain necessary signatures. Kimberly Dumett offered to assist with door to door in addition to board members.

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## New Business

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- Board has decided on trying no pool monitors to offset other budget increases. Pool monitor only present first and last hour of each day to open and close pool and hand out armbands. New armbands will be required for all members when at pool. All members are expected to follow the rules and notify the pool chairman and/or a board member of issues that need attention. The pool is a “swim at your own risk” pool. Adults at pool must help enforce rules.
  - Must be current on dues to use amenities
  - Extended Pool Season: May11 – Sep 29
- Playground improvements, grill and water at gazebo, benches, paint bathroom floors; new bicycle rack. Increase in budget for enhancements – discussed swings, ride/rockers, volleyball, bocce ball, horseshoes

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## Next Meeting

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TBD – 3<sup>rd</sup> Qtr or as needed

Meeting adjourned at 8:55 PM

Respectfully submitted by Michele Valencia, President