



Hampton Glen Annual Meeting and HOA Board Meeting Agenda

May 17, 2021

President: Michele Valencia
Vice President/Treasurer: Mark Pfister
Secretary: Brianna Williams
Director at Large: Bob Taylor
Director at Large: Jason Lowe

Director at Large: Julie Hutto
Director at Large: Bill Klinger
Director at Large: Erick Rock
Director at Large: Brian Agee

Managing Agent: Nick Desenberg, All-In-One (AIO)

Quorum Requirement: 5

Annual Meeting

- Quorum not reached for written ballot count, however this will not impact board announcements this year as all of the board members who were up for reelection are all willing to all continue to serve.
- Financial report reviewed.
- Clubhouse is open for rental again, with a maximum of 25 people in the clubhouse at a given time.
- Community enhancements completed: reinstated basketball goal and enhancements to the tennis courts have been utilized well. New keycard entry to tennis courts is in effect.
- Upcoming enhancements: Mulch will be added to the playground, additional tables will be added to the pool area, and a Yard of the Month program will be implemented with a sign to honor the featured yard.
- Visionary Enhancements: Batting cages, playground shade cover, pool deck expansion including splash pad or other features. One resident brought up the idea of implementing a semi-permanent corn-hole game on the common grounds.
- Fundraising: The board is discussing potential fundraising ideas to allocate the cost of some of the future enhancements. The board is looking for any residents with ideas for fundraising and residents who have experience with large fundraising projects.
- Key cards are perpetual and will also be utilized to access the tennis courts.
- Upcoming events: Summer Pool Party, Summer Movie Series, End of Summer BBQ, Chili Cookoff/Fall Festival, and Holiday Hayride. The Fall Festival may include some options for fundraising. The board is asking for a few volunteers who have access to trucks and trailers to help with the hayrides.
- Little Library concept has already been approved by the board, under the condition that it matched the clubhouse paint colors and shingles. The board is asking for anyone with the experience for a project like this to contact the board if they wish to volunteer.

HOA Board Meeting: 7:48PM

Call to Order

Michele Valencia

Minutes from March Board Meeting Approved via email

No Action

Unfinished Business:

- Update on added pine straw and playground mulch: Mulch will be installed next Friday, Nick Desenberg Landscapers (RGS) would like to install pine straw in late April or early May in the future to coordinate With amenities opening around Hampton Glen. Royce (with RGS) would like to walk the common grounds of HG with any board member who is available next Wednesday to discuss maintenance issues. He is available all day.
- Update on resident who is out of compliance: the resident is making payments consistently and has shown some compliance with the exterior of their home. The board agrees to continue to allow this resident to make payments on balance owed and then address ongoing compliance issues before seeking further action.

Appointment of Board Positions

Michele Valencia

- Board members who are up for reelection have agreed to continue serving (Michele Valencia, Bill Klinger, and Jason Lowe)
- The board moves to elect Michele Valencia to the position of Treasurer (she will also remain President)

ACC Business

Mark Pfister

- ACC Guidelines – The ACC is working on updating the guidelines for the neighborhood compliance. The HOA board will vote on the approval of the new guidelines once the ACC votes on the new guidelines.

Other:

Michele Valencia

- Hardship Waiver for Rental of Property (1492 Fenwick Dr) approved by board.
- Yard of the Month: The Events Committee has proposed a Yard of the Month program wherein residents will be honored for having exceptional yards by having a sign placed in their yard (with the permission of the residents)
- Visionary Enhancements and Fundraising: Hampton Glen HOA is a not-for-profit which means that any fundraising we do to help offset the costs of visionary enhancements and inflation will be taxed. HOA board is discussing several ideas for a multi-year fundraising project. Visionary enhancement plans potentially include a playground shade cover, a pool extension, semi-permanent cornhole setup, and batting cages.
- HOA board members agree to work together to repair the broken strap on pool furniture to save some money.
- Hampton Glen is due to have its roads repaved within a year (by 2022)
- HOA board members inquired about changing the speed limit signs within Hampton Glen to encourage reduced speed through the neighborhood. The county informed an HOA board member that the signs cannot be changed as speed limits are set by the state and cannot be adjusted without approval from the state.
- HOA members continued ongoing discussion about installing speed bumps. Installation of speed bumps would require a county study of vehicle speeds throughout the neighborhood and a 75% vote from residents. Board discussed the possibility of purchasing a solar-powered sign that notifies drivers of their speed.

Adjourn 9:12 PM

Michele Valencia