



HOA Annual Meeting Agenda

April 11, 2022; meeting commenced at 7:08pm

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

Director at Large: Julie Hutto
Director at Large: Brian Agee

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

Entitled Members/Homeowners: In Person or via Proxy

Quorum Requirement: 1/3 of entitled members, quorum not met

Call to Order

Michele Valencia

Welcome & Introductions

Nick introduced Tonya from AIO as the new contact person for Hampton Glen.

Michele Valencia

Verify Quorum

Quorum not reached

Nick Desenberg

Financial Report and Budget Review

Michele Valencia

- Operating Acct - \$49,361.85
- Reserve - \$52,525.61
- Total Assets - \$101,887.46
- Review of 2022 Budget
- Awareness - Anticipated increase for 2023 Budget, amount to be determined by HOA board after urgent repairs and enhancements are priced and decided upon.

Community Enhancements

Michele Valencia

- Completed Tennis Court Resurfacing and Electronic Entry Gate
- 2 New Table Sets for Pool Area
- Pool pump repairs and cost explained
- Playground Enhancements are being researched and decided upon as our current playground equipment is likely original to the neighborhood and needs to be replaced in the next 12-24 months.
- Parking Lot Repair/Resurface is an urgent project due to the potholes and state of our parking lot.
- Neighborhood Survey – to gather input on future amenity enhancements as well as provide awareness related to cost and financing options

Upcoming Events

Michele Valenica
Brianna Williams

- Neighborhood Yard Sale – April 30 (Rain Date – May 7)
- Pool Opening Party – May 21
- Summer Movie Nights (June 3, June 25, July 23)
- Adult Swim – July 9
- End of Summer BBQ – August 20
- Chili Cook-Off / Fall Festival – October 22
- Cookies with Santa – December 3
- Holiday Hayride – December 17

Introduction of Candidates and Nominations from the Floor

Michele Valencia

Election of 2022 Board Members

New Business / Open Floor

Questions brought up by residents attending the meeting:

- Are we a POA or an HOA? Nick and Michele explained that we remain an HOA but have POA protections.
- What about people who have bad landscaping and other compliance issues? Residents are encouraged to notify the board or A/O of issues related to landscaping, painting, and other curb appeal complaints. All residents are encouraged to examine their mailbox and determine if it needs to be repainted for curb appeal.
- Why don't we have a neighborhood directory? A neighborhood directory will not be mandatory but going forward residents are welcome to start a directory on a voluntary basis if they are interested in doing so.
- One resident expressed concern that there were rumors that some neighbors were not paying their dues. Michele informed her that we have an extremely high compliance rate in our neighborhood (95%+) and that every neighbor is caught up on their dues except for a few minor delinquencies due to late payments or fees due to noncompliance notices etc.

Open

Adjourn 8:00pm

Michele Valencia



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Director at Large: Jason Lowe

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Director at Large: Brian Agee

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

Quorum Requirement: 5

Call to Order

Michele Valencia

Introduction of New AIO Partner Tracy Sullivan

Nick Desenberg

Minutes from February Board Meeting – provided via email 4/11/2021

Motion by Michele Valencia, second by Julie Hutto

Approval

Unfinished Business

- Amenity Enhancements
 - Playground Options – planned budget: around \$40,000, planning to use Korkat for the new equipment, expand the footprint of the current playground, and purchase equipment that have better play value for ages 2-12. May add individual pieces as well and will keep current swings. Brianna and Julie agree to take on this task and form a Playground Committee with some other parents from the neighborhood.
 - Parking Lot Solution - \$33,000. Will try to split the cost between 2022 and 2023
 - Pool Expansion: the board has decided to see what our financing options are in regards to a loan before officially deciding on the pool expansion. We will take into consideration the results of the neighborhood survey.
 - Financing Options – HOA Loan @ 3-6% interest (Appendix A below)
 - Discuss Key Points for HOA Loan (email attachment)
 - Loan Amortization and Increase in Dues for Debt Servicing (2 email attachments)
 - Mark has agreed to inquire about our loan options and will report back to the board for a vote

Michele Valencia

Treasurer's Update

- Delinquency Update (Appendix B below)

Michele Valencia

New Business

- Pool Pump Repair – “Multi-port”
- Open Discussion

Michele Valencia

Adjourn 9:29pm

Michele Valencia

Appendix A:

Term	Estimated Rate Standard
3 YR	3% to 5%
5 YR	3.25 % to 5%
7 YR	3.5% to 6%
10 YR	3.75% to 6%
15 YR	3.75% to 6%

Appendix B:



Hampton Glen HOA
AR Aged Owner Balances By Address

Monday, April 11, 2022 9:14

Posted Date 03/31/2022

Account #	Status	Resident Contact	Unit	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
* 16896	Collections	May,Kayl	1477 Fenwick Drive	120.00	0.00	0.00	3,207.22	3,327.22
16935	Collections	Young, Frank & Nelda	1411 Hampton Glen Drive	25.00	25.00	25.00	2,644.00	2,719.00
34173		Elam, Ben and Denise	1457 Fenwick Drive	0.00	0.00	0.00	-0.01	-0.01
Count: 3				145.00	25.00	25.00	5,851.21	6,046.21

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
181	0	181	177	4	97.79%