



HOA Board Meeting Agenda

February 5, 2024; Call to order 6:30 pm (1Q2024)

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: Erick Rock
Director at Large: Brian Agee

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

Quorum Requirement: 5

Minutes from April Board Meeting

Provided with Agenda

Approved

Treasurer's Report – As of 7/31/2023

Michele Valencia

- Operating Acct - \$103,409.57
- Reserve - \$77,107.78
- Total Assets - \$180,517.35
- Delinquencies (Appendix A)

New Business

- The ACC asked for feedback from the board about allowing residents to install solar panels. The board discussed and the ACC decided to decline the requests for solar panels at this current time but may revisit the idea in the future.
- Bob Taylor talked to Nolan from RGS regarding spreading more pine straw on the bare spots on the common grounds. RGS gave us an estimate of \$600 to add more pine straw next year. We will research price comparisons in time for the next contract with RGS to see if we are able to find a better rate.
- The playground install is set tentatively for March 18, 2024. Brianna, Julie, and Michele will be in contact with Korkat as we approach that date. Phase 2 will be a fast follow. We have \$30,000 set aside in the budget for the expansion of the playground footprint, timbers, mulch, and one or two pieces of equipment. Michele, Julie, and Brianna will try to set up a meeting with Nolan to get an estimate for the work that needs to be done to expand the footprint of the playground.
- The board went over the budget line by line and in great detail and made adjustments to the new fiscal budget accordingly. For amenities that had an increase in cost we allocated more for the next fiscal budget. For amenities that remained under budget, we allocated less funds for the next fiscal year budget.
- Michele Valencia will email the board members an updated budget this week.
- Brian Agee will research the potential cost of adding cameras with "street view" capacity to the common grounds.
- The board will consider utilizing the option with the electric company to have our electric bills be the same every single month based on averages. Tracy will research this option and see if it fits our needs.
- Landscaping budget- the board may shop around to find some different options for tree trimming in an attempt to preserve some of the landscaping budget.
- The board voted in favor of adding keycard entry to the bathrooms at the clubhouse. This update will allow us to be able to monitor which residents have been using the bathrooms in case of vandalism. (This decision comes after a series of repeat vandalism findings in the men's bathroom.)
- Tracy will look into implementing motion-sensor lights on the outside of the clubhouse.
- Pool Monitors: The board voted in favor of raising the pay for the pool monitors. The monitors will now be paid \$12 per day for closing the pool and \$15 a day for closing the pool and cleaning off the deck (which will be scheduled to happen twice a week.)
- The board voted in favor of converting all of the lights on the tennis courts to LED bulbs.

- Michele Valencia, Jason Lowe, Mark Pfister, and Bill Klinger are all up for reelection. Michele, Jason, and Mark have agreed to serve another term on the board. Bill Klinger will not be seeking reelection. Tracy will add a board member nomination form to the HOA financial packets for the neighborhood mailing.

- Violations Michele Valencia
 - 1404 Hampton Glen Dr – Update on unapproved addition in rear of house: Homeowner has still not completed this project, despite multiple conversations with board members. He has stated that he is looking for a new contractor but has permits for the project. The board will discuss how to proceed moving forward.

Adjourn 9:17pm

Michele Valencia

Future Meeting Dates

- Q2 (2024) Annual Meeting & Board Meeting – Mon, Apr 15, 7p

Appendix A:

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

Posted Date 07/31/2023

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	0.00	680.00	680.00
16854	First Warni	Brock,Shintasha L	1427 Fenwick Drive	0.00	0.00	50.00	0.00	50.00
16858		Bradley,George & Christine	1430 Fenwick Drive	0.00	0.00	0.00	1.00	1.00
16865		Hamid,Raza & Humaria	1440 Fenwick Drive	150.00	0.00	0.00	0.00	150.00
16891	Collections	Gallichio,Todd & Denise	1473 Fenwick Drive	25.00	274.00	100.83	900.00	1,299.83
* 16896	Collections	May,Kayl	1477 Fenwick Drive	0.00	0.00	0.00	3,327.22	3,327.22
16913	First Warni	Flowers,Rochelle	2276 Fenwick Pointe	175.42	300.00	350.00	50.00	875.42
16935	Collections	Young,Frank & Nelda	1411 Hampton Glen Drive	325.00	324.00	105.42	1,930.00	2,684.42
16956	Final Warni	Williams,Tricia	2392 Westport Circle	5.83	55.83	75.83	700.00	837.49
16974	Final Warni	Holley,Grace	2425 Westport Circle	0.00	300.00	100.83	25.00	425.83
33034		Schebler,Steve & Loren	1665 Westport Pointe	50.00	0.00	0.00	0.00	50.00
38743	Final Warni	Delaware LLC,HP Georgia	2312 Edisto Place	0.00	0.00	70.31	649.00	719.31
Count:	12			731.25	1,253.83	853.22	8,262.22	11,100.52

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
181	0	181	178	3	98.34%

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Posted Date 07/31/2023

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Charge Code Summary

Description	G/L Acct #	Amount
AIO Collect Fee	15000	583.00
Assessment	15000	4,543.97
Delinquency Credit Report F	15000	1,375.00
Fines	15000	1,825.00
Interest	15000	100.65
Late Fee	15000	429.90
Legal/Collection Fee	15000	1,943.00
Special Assessment	15000	300.00
		11,100.52

Appendix B:



Hampton Glen HOA

Rentals as of: 8/4/2023

PERMITS	
Allowed	12
Issued	9
Available	<u>3</u>
Lease Permits	9
Hardship Permits	<u>0</u>
Total Authorized	<u>9</u>
Rental Wait List	0

RENTALS	
Compliant Rentals	9
Violations	1
<i>No Permit:</i>	1
<i>Short Term:</i>	0
<i>Fractional:</i>	0
Total Rentals	<u>10</u>
Rental Rate	6%
Watch List	0

Status	Permit	Address	Owner Name	Lease End Date	Tenant Name	Tenant Email	Tenant Phone	Missing Documents	Notes
Confirmed Authorized	Lease Permit	1436 Fenwick Drive	American Homes 4 Rent C/O AH4R HOA Dept	5/15/2024	Jonathan Stinson	revj47@yahoo.com	512-632-2627		Owner confirmed rental activity
Confirmed Authorized	Lease Permit	1458 Fenwick Drive	Yiyang Sun		(Between Tenants)	(Between Tenants)	(Between Tenants)	Copy of Lease, Tenant Contact Info	Owner confirmed rental activity
Confirmed Authorized	Lease Permit	1469 Fenwick Drive	Justin & Leslie Liang	9/14/2023	Gary and Pharis Joachim	gjoachim@mirabeland.com	770-355-7090		Owner confirmed rental activity
Confirmed Authorized	Lease Permit	1481 Fenwick Drive	Patricia Fashaw	7/1/2024	Keith & Jenna Belfanti		678-492-2334		Owner confirmed rental activity
Confirmed Authorized	Lease Permit	1492 Fenwick Drive	Tim & Isabel Monaghan	12/31/2023	Corey and Krisstar Otis	krisstarstreet@gmail.com ; coofcitk@gmail.com	310-404-3948		Owner confirmed rental activity
Confirmed Authorized	Lease Permit	2312 Edisto Place	HP Georgia Delaware LLC	10/3/2026	Jesus Bustos; Jennifer Garcia	jesus.alejandro2110@gmail.com; Jenniferromero73@gmail.com	470-775-5092; 404-455-7516		Owner confirmed rental activity
Confirmed Authorized	Lease Permit	2379 Westport Circle	Avin Properties LLC	8/31/2024	Steven Joseph & Kristina Passi	stevenjoseph1909@gmail.com; kristinapassi@outlook.com	904-446-6821		Owner confirmed rental activity
Confirmed Authorized	Lease Permit	2412 Westport Circle	Invitation Homes	12/21/2023	Lamar & Einnaf Austin		773-648-3317; 312-399-2508		Owner confirmed rental activity
Suspected Authorized	Pending Permit	2373 Westport Circle	Chris Schebler					Copy of Lease, Tenant Contact Info	PMC lists as a rental, Did not dispute rental letter
Suspected Unauthorized	No	1427 Fenwick Drive	Shintasha L Brock					Copy of Lease, Tenant Contact Info	Alternate address, Expired rental listing found, Tax discrepancy, Did not dispute rental letter