



HOA Board Meeting Agenda

June 27, 2022; (for 3Q2022)

Call to order at 7:35 pm

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

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

Quorum Requirement: 5

Minutes from April Board Meeting – Approved via email 5/16/2022

Inform

Treasurer's Report – As of 5/31/2022

Michele Valencia

- Operating Acct - \$115,563.75
- Reserve - \$52,538.78
- Total Assets - \$168,102.53

Unfinished Business

Open

- Neighborhood Survey – Per the recent neighborhood survey, the board will raise dues accordingly and consider special assessments when necessary to keep from depleting reserves significantly.
- Parking Lot Project- the board voted to schedule the parking lot repair and repaving as well as repainting the basketball half court as soon as possible. The board voted to implement a special assessment of \$100 per household to offset the cost of the parking lot and related impact on reserve/operating capital funds. Tracy Sullivan will draft a letter to the residents regarding the special assessment meeting on August 9, 2022 at 7pm at the clubhouse.
- Playground Project- Julie and Brianna presented their findings regarding purchasing new playground equipment as well as the removal of the old equipment and installation of new equipment. The board voted to revisit purchasing new playground equipment in March 2023. Brianna and Julie will talk to Royce about the cost of changing the “footprint” of the playground

Brianna Williams/Julie Hutto

Special Orders

Open

- New Pool Furniture has been set up at the pool
- Long-term non-compliance properties
 - 1404 Hampton Glen Dr (C. Price)
 - The board will compile a list of houses that are not in compliance with HOA covenants with pictures to work with AIO to issue notices to house in non-compliance.

New Business

Open

- Late fees on late HOA dues and non-compliance notices appear to be inconsistent. The board will discuss this with Tracy Sullivan (AIO)
- The board will ask Michael Parkes if he would like to be the point person for repairing and repainting mailboxes for interested residents. Fee for mailbox repair and repainting TBD.
- The board will discuss raising HOA dues in February 2023 and consider a special assessment in August 2023 to offset the cost of upgrading and installing new playground equipment.

- The board will ask AIO about the removal of the high water bill from a few months ago.

Adjourn 9:39pm

Michele Valencia

Monday, June 27, 2022 14:30



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

Posted Date 06/24/2022

Account #	Status	Resident Contact	Unit	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
16819		Young,Donnay T & Kereyell L	2311 Edisto Place	0.00	550.00	0.00	0.00	550.00
16840		King,Bryan & Leia	1413 Fenwick Drive	0.00	5.00	0.00	0.00	5.00
16853		Morris,Larry M	1426 Fenwick Drive	0.00	0.00	299.00	0.00	299.00
16854		Brock,Shintasha L	1427 Fenwick Drive	0.00	550.00	0.00	0.00	550.00
16867		Fernandez,Sergio & Debbie	1442 Fenwick Drive	0.00	550.00	0.00	0.00	550.00
* 16896	Collections	May,Kayl	1477 Fenwick Drive	0.00	0.00	0.00	3,327.22	3,327.22
16898		Fashaw,Patricia	1481 Fenwick Drive	30.00	0.00	249.00	0.00	279.00
16935		Young, Frank & Nelda	1411 Hampton Glen Drive	25.00	575.00	25.00	225.00	850.00
16965		Montanez,Luis	2403 Westport Circle	0.00	550.00	0.00	0.00	550.00
16968		Homes ,Invitation	2412 Westport Circle	0.00	354.00	0.00	0.00	354.00
34173		Elam,Ben and Denise	1457 Fenwick Drive	0.00	549.99	0.00	0.00	549.99
36978		Perez,Jay	2398 Westport Circle	0.00	550.00	0.00	0.00	550.00
37957		Wilgus,Grant and Sara	2431 Westport Circle	0.00	550.00	0.00	0.00	550.00
38654		Liang,Justin and Leslie	1469 Fenwick Drive	0.00	550.00	0.00	0.00	550.00
38743		Delaware LLC,HP Georgia	2312 Edisto Place	0.00	299.00	0.00	0.00	299.00
Count: 15				55.00	5,632.99	573.00	3,552.22	9,813.21

Property Totals

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