



# HOA Board Meeting Agenda

November 3, 2022;

Meeting called to order 7:05pm (4Q2022)

**President:** Michele Valencia  
**Vice President/Treasurer:** Mark Pfister  
**Secretary:** Brianna Williams  
**Director at Large:** Brian Agee  
**Director at Large:** Jason Lowe

**Director at Large:** Julie Hutto  
**Director at Large:** Bill Klinger  
**Director at Large:** Erick Rock

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

Quorum Requirement: 5

**Minutes from August Special Assessment Meeting – Approved via email 8/27/2022**

Inform

**Treasurer’s Report – As of 10/31/2022**

Michele Valencia

- Operating Acct - \$72,786.62
- Reserve - \$47,741.68
- Total Assets - \$120,528.30
- Delinquencies (pg2)
- Leasing Report (pg3)
- Cap Ex Projections- By raising dues and having another assessment in the Fall of 2023 we will be at 67% funded for 2023.

**Unfinished Business**

Open

- 2474 Hampton Glen Court repairs- If Michele hasn’t received a response to her attempted correspondence with the homeowner by tomorrow (11/4/22) AIO will send a courtesy letter on 11/8/22. The property will start incurring fees 30 days from the date of the courtesy letter if we have not heard anything from the homeowner. The board is open to working with this homeowner and understands that the process may be arduous and is dependent upon insurance and extraneous factors, but we want to honor the other residents by coordinating a reasonable time frame for these repairs.
- Board Member Violation Reviews- each board member will make a list of homes that are out of compliance with HOA covenants. The list will be compiled, reviewed, and sent to AIO to contact homeowners who are out of compliance.
- Mailbox Painting – Michael Parkes has agreed to be a contact person for mailbox painting and repairs (\$20 for painting base/shaft only) . The board will send out email communication and create a Facebook post to inform neighbors of his service.
- The board voted to renew our mosquito service for the common areas.

**New Business**

- The board voted to make the majority of the Hampton Glen website password protected. The voluntary directory will be on the website (PW: M@rietta181) – a board member will send an email communication and create a FB post to inform homeowners. Jason Lowe
- Pool Contract Bids- the board voted to continue our contract with Premier per Steve O’Neill’s expertise and recommendation. Tracy Sullivan
- The board voted in favor of having the ACC include the board in a vote on a proposal where Chris Manley was doing the contractor work for a homeowner and his ACC vote would be the deciding vote.
- The board voted to have AIO create a liability waiver for the Christmas Lights Hayride event. Erik Rock agreed to lend his legal expertise in reviewing the draft.
- Future Meeting Dates: Michele Valencia

- o Budget Planning – Feb 7, 2023
- o Annual Meeting – April 17, 2023
- o Q3 Meeting – August 15, 2023
- o Q4 Meeting – October 17, 2023

Open

**Adjourn 8:26 pm**

Michele Valencia



Hampton Glen HOA  
AR Aged Owner Balances By Address

Thursday, November 03, 2022 11:08

Posted Date 10/31/2022

Account #	Status	Resident Contact	Unit	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
16807		Annino,Brian & Tonya	2264 Cassina Pointe	133.85	100.00	0.00	0.00	233.85
16815		Thompson,Matthew & Brenda	2307 Edisto Place	0.00	100.00	0.00	0.00	100.00
16819	Final Warni	Young,Donnay T & Kereyell L	2311 Edisto Place	25.00	125.00	25.00	605.00	780.00
16822		Flugman,Kristin & Justin	2314 Edisto Place	0.00	70.00	0.00	0.00	70.00
16828		Sloan,Geoffrey & Catherin	2356 Fenwick Court	0.00	100.00	0.00	0.00	100.00
16829		Dumett,Dan & Kimberly	2357 Fenwick Court	0.00	100.00	0.00	0.00	100.00
16840		King,Bryan & Leia	1413 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
16841		Carlson,Jonathan & Tammy	1415 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
16851		Sheffield,Chuck & Terry	1424 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
16863		Ramahi,Allam & Neveen Hammoud	1438 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
16872		Gunter,Daymon & Kristie	1450 Fenwick Drive	0.00	74.50	0.00	0.00	74.50
16877		Whalen,Rob & Melody	1456 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
16891		Gallichio,Todd & Denise	1473 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
16896	Collections	May,Kayl	1477 Fenwick Drive	0.00	0.00	0.00	3,327.22	3,327.22
16897		Payne,Cliff & Dana	1479 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
16898		Fashaw,Patricia	1481 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
16935	Final Warni	Young,Frank & Nelda	1411 Hampton Glen Drive	25.00	125.00	25.00	905.00	1,080.00
16949		Sherrill,Robby & Nancy	2381 Westport Circle	0.00	100.00	0.00	0.00	100.00
16959		Dunn,Phillip & Laura	2395 Westport Circle	0.00	100.00	0.00	0.00	100.00
16965	Late Letter	Montanez,Luis	2403 Westport Circle	0.00	100.00	10.01	0.00	110.01
16968	Final Warni	Homes ,Invitation	2412 Westport Circle	25.00	125.00	25.00	359.50	534.50
16974		Holley,Grace	2425 Westport Circle	0.00	100.00	0.00	0.00	100.00
16989		Tompkins,John & Jennifer	1662 Westport Pointe	0.00	100.00	0.00	0.00	100.00
29648		Scheiblaue,Lane & Haley	1675 Tucker Court	0.00	100.00	0.00	0.00	100.00
33034		Schebler,Steve & Loren	1665 Westport Pointe	0.00	100.00	0.00	0.00	100.00
35471		Wojcikowski,Steven and Amanda	1460 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
37012		Cowan,Jennifer	2374 Westport Circle	0.00	100.00	0.00	0.00	100.00
37845		Forbes,Caryn	1477 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
38211		Taylor,Brandean & Valerie	1470 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
38654	First Warni	Liang,Justin and Leslie	1469 Fenwick Drive	0.00	100.00	25.00	0.00	125.00
38743	Final Warni	Delaware LLC,HP Georgia	2312 Edisto Place	0.00	100.00	0.00	299.00	399.00
38760		Bruner,Evonna	2377 Westport Circle	0.00	100.00	0.00	0.00	100.00
40362		Wilhoit,Chandria	1447 Fenwick Drive	0.00	100.00	0.00	0.00	100.00
40507		Soler,Steffi	2398 Westport Circle	0.00	125.00	0.00	0.00	125.00
<b>Count:</b>	<b>34</b>			<b>208.85</b>	<b>3,344.50</b>	<b>110.01</b>	<b>5,495.72</b>	<b>9,159.08</b>

**Property Totals**

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
181	0	181	179	2	98.90%

### Charge Code Summary

Description	G/L Acct #	Amount
Abatement	15000	133.85
AIO Collect Fee	15000	225.00
Assessment	15000	1,973.97
Delinquency Credit Report F	15000	1,010.00
Interest	15000	55.25
Late Fee	15000	115.51
Legal Fee/Collections	15000	1,803.00
Rental Monitoring Admin Fe	15000	598.00
Special Assessment	15000	3,244.50
		<u>9,159.08</u>



## Hampton Glen HOA

Rentals as of: 11/3/2022

PERMITS	
Allowed . . . . .	12
Issued . . . . .	<u>7</u>
<b>Available . . . . .</b>	<b><u>5</u></b>
Lease Permits . . . . .	7
Hardship Permits . . . . .	<u>0</u>
<b>Total Authorized . . . . .</b>	<b><u>7</u></b>
Rental Wait List . . . . .	0

RENTALS	
Compliant Rentals . . . . .	<b>7</b>
<b>Violations . . . . .</b>	<b>0</b>
No Permit: 0	
Short Term: 0	
Fractional: 0	
Total Rentals . . . . .	<u>7</u>
<b>Rental Rate . . . . .</b>	<b>4%</b>
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	5/15/2023	Jonathan Stinson	revj47@yahoo.com	512-632-2627		Owner confirmed rental activity
Confirmed Authorized	Lease Permit	1469 Fenwick Drive	Vineyard Property Management c/o 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	7/1/2023	Keith & Jenna Belfanti		678-492-2334		Owner confirmed rental activity
Confirmed Authorized	Lease Permit	1492 Fenwick Drive	Tim & Isabel Monaghan	12/31/2022	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	7/31/2023	Robert Hayes	robhay.ynes@gmail.com	678-790-0028		Owner confirmed rental activity
Confirmed Authorized	Lease Permit	2412 Westport Circle	Invitation Homes	6/21/2023	Lamar & Einnaf Austin		773-648-3317; 312-399-2508		Owner confirmed rental activity