

Hampton On the Green Board Meeting

Date: November 15, 2023

Present: Brenda Veresh, Tim Weinstock (via zoom), Ernie Parada, Betty Austin, Kiele Nelson, Kevin Sullivan (via zoom), Victoria Rasmussen (via zoom), Donna Parada, Shauna Larsen, & Bonnie Myers

Meeting called to order at 5:30 pm. A quorum was met with all four board members attending.

Review and Approval of Meeting Minutes

- Minutes for the Aug 7, 2023, board meeting were reviewed electronically. Ernie made a motion to approve the minutes, Betty seconded the motion. Minutes were unanimously approved.
- Minutes for the Sept 27, 2023 annual homeowners meeting were reviewed electronically. These included all the documents that were presented at the meeting along with the roll call sheet and proxies. Ernie made a motion to approve the minutes, Betty seconded the motion. The minutes were approved unanimously.

Financial Review

- Brenda reviewed the balance sheet. As of 11/15/2023 we have \$39,106.14 in the checking account and \$47,520.05 in the saving/reserve account. Brenda attached the Income Statement to the agenda for board members to review.
- Ernie explained the income statement to the new board members. He noted that he keeps a separate spread sheet to track the cash flow more accurately. He also explained the process for reviewing and approving invoices.

Budget

- Ernie reviewed the budget that was presented at the annual owners meeting. He has updated it to reflect the adjustments in services that the owners agreed to at the meeting. It also includes the 4% increase on tasks that we cannot control such as mowing, fertilization, aeration, etc. Ernie reviewed the administration costs and explained what these costs cover.
- Kiele made a motion to approve the 2024 budget. Betty seconded the motion, and it was unanimously approved. The approved budget needs to be sent to all owners by January.

Water wise Plan & Rules and Regulations

- The Water Wise plan and the Rules and Regulations documents were presented to owners at the annual meeting. Owners were given until Nov. 15 to submit comments or suggestions to the board. There were no comments received by the board. Ernie asked the new board members if they would prefer to wait and vote on this once their term begins or would they like the current board to vote on approving the documents. The incoming board made the decision to have the current board vote. Tim made a motion to approve the Water Wise plan and the Rules & Regulations. Kiele seconded the motion, and it was unanimously approved. There was some discussion as to the best way to get this out to homeowners. Printing is costly and some owners do not have an email address. Victoria suggested letting the owners know that they can request a copy if they would like one. It will be emailed to those with an email address and a text message will be sent to those without an email address. For storage of the documents, it will be put on AppFolio in both the shared documents for board members as well as the owner's section.

Miscellaneous

- Tim asked if the owners will be getting a notification to remind them of the increase in dues. One email has been sent and there will be two more going out before the first of the year.
- We just received invoices from Old School and State Farm. The Old School invoice has an incorrect charge on it. Brenda recommended sending it back to them to be fixed before approving for payment. The State Farm invoice for \$952.00 was approved for payment by Tim and Ernie.
- Most of the remaining work orders are in waiting until next year. The detention basin does need to be cleaned up this year.

New Board Member Positions

- After some discussion, the incoming board decided on the following positions:

President - Kevin Sullivan

Vice President - Victoria Rasmussen

Vice President Landscape - Treasurer-Donna Parada

Treasurer - Donna Parada

Secretary - Bonnie Meyers

The meeting was adjourned at 6:49 pm