

Hampton on the Green HOA Annual Meeting Minutes

Wednesday, October 1, 2025

Social: 6:00pm – 6:30pm

Meeting: 6:30pm – 8:00pm

Weber county Library – Pleasant Valley Branch

5568 Adams Ave. Ogden UT

Zoom Meeting also provided

Board Members Present: Kevin Sullivan, Donna Parada, Shauna Larsen, Victoria Rasmussen & Tim Weinstock

Also Attending: Brenda Veresh from Welch Randal

1. Welcome and Introductions.
 - a. President – Kevin Sullivan
 - b. Vice President – Victoria Rasmussen
 - c. Vice President for Landscaping – Shauna Larsen
 - d. Treasurer – Donna Parada
 - e. Secretary – Tim Weinstock
2. 2024 Annual Meeting minutes.
 - a. Minutes reviewed and approved.
3. Financial Review
 - a. Brenda Varesh with WRPM reviewed our balance sheet and referred to financial documents in the packet distributed prior to the meeting.
 - b. Assets:
 - Checking: \$41,680.89
 - Savings/Reserve Account: \$55,211.42
 - Liabilities: \$8,635.00
4. 2025 Accomplishments
 - a. Removed/pruned additional trees encroaching on member homes and treated additional trees for disease
 - b. Worked with Weber Basin Water to better understand and resolve secondary water metering issues
 - c. Had mulch spread in areas not previously addressed
 - d. Developed waiver form for work accomplished by other than HOA contracted workers (refer to meeting packet)
 - e. Revised rules document to reflect waiver requirement (requires homeowner approval)
 - i. Failure to Submit a Liability Waiver: Homeowners who have work done around the exterior of their home by other than the HOTG hired landscaping company must complete and submit a liability waiver indemnifying the Association for any claims caused by their actions or the actions of any third party hired by the homeowner
 1. First violation – written warning with required corrective action.
 2. Second violation - \$25 fine

3. Subsequent 30-day violation notification - \$25 fee and \$50 property management administration fee.
5. 2025 Challenges
 - a. Inordinately hot summer with little rain -- likely the new normal
 - b. Exceptionally dirty secondary water -- again
 - i. Will contract for monthly filter cleanings next year
 - c. Difficult to set watering schedules with metering issues; however, the HOA almost exceeded our water allocation this year
 - i. Will require homeowner cooperation with sprinkler controller settings
6. 2026 Focus Areas
 - a. Critical erosion and decorative curbing repair—carry over from 2025
 - b. Additional bark replenishment
 - c. Comply with revised metering for Weber Basin secondary water allocation
7. 2026 Proposed Budget
 - a. Budget was presented and approved.
 - b. Yearly HOA fees to be \$3,900 (\$325 per month)
8. New Board Member Selection
 - a. Doug Baddley
 - b. Shane Cave
9. Adjournment: October 1, 2025 at 8:00pm.