

## MEETING REPORT

### Board of Directors Meeting

Community: **Hampstead at Lowry HOA**

Date of Meeting: July 11, 2022

Place of Meeting: Video Conference Meeting

Attendance: **Board of Directors:**

Rick Schwartz	President
Stan Ginsburg	Vice President
Penny Rice	Secretary
Harry Grabarz	Treasurer - absent
Steve Foster	Director

**Others Attending:**

Deborah Buckley	Homeowner
Diana & Rich Heinemeyer	Homeowners
Jim Perlberg	Homeowner
Karen Rubin	Homeowner
Alan Stein	Homeowner
Maureen Walsh	Homeowner
Ron Kahn	Manager
Phyllis Vajda	Recording Secretary

**Date of Report:** July 12, 2022

---

**Call to Order & Roll Call** (3 of 5 Directors must be present)

Meeting was called to order by Rick Schwartz at 4:30 PM; 4 of 5 Board members present.

#### Approval of Meeting Agenda

**Motion** was made, duly seconded, and unanimously passed to approve the Meeting Agenda.

#### Approval of Minutes from April 11, 2022 Board Meeting

**Motion** was made, duly seconded, and unanimously passed to approve the Minutes from the April 11, 2022 Board Meeting.

#### Review of 2022 Year-to-Date Financials

Rick Schwartz presented update.

- We are on target.
- 75% of snow budget has been spent due to unusual snow in Spring.

#### New Business

##### a) Long-term Tree Care Plans

- Rick Schwartz recommends a comprehensive review by an arborist for all 157 trees in common areas to develop a proactive plan for our community.

**Board Meeting Report: July 11, 2022**  
**Hampstead at Lowry HOA**

- Davey Tree has offered to do the review at no cost and present a plan. Plan should include trimming, cleaning out overgrowth, identifying diseased and dead trees for removal. DRC will review plan and cost. There is \$5000 in the budget but will probably cost more.

**Motion:** Motion was made and duly seconded to have Davey Tree perform the review.

**Vote:** unanimous

**Resolution:** Motion passed.

**b) East Cul-Du-Parc Upgrade Plans**

- Request was made to improve the appearance of the median in the cul\_du\_parc.
- Should consider improvements to east cul-du-parc after tree review.
- DRC will look at options including rock, mulch, xeriscape.

**c) Proposed 5th Ave Tree Removal**

Suggest removing dead pear tree on 5th, only needing cutting close to ground since tree will not be replaced.

**Motion:** Motion made to remove tree at most economical cost; duly seconded and approved.

**Vote:** unanimous

**Resolution:** Motion passed.

**d) Update Management Company Search**

- Stan Ginsburg said committee has several management companies, but unable to identify an independent individual.
- Three (3) interviews are scheduled next week: Cap Management, MSI, Dynamic Properties. Other companies will be considered, as well.
- Important that the company will have a dedicated person for our community.
- Committee has a questionnaire to follow.
- Ron Kahn has prepared a list of responsibilities/management essentials as basis for contract included in cost of agreement. There may be additional costs for extras.
- Ron Kahn has agreed to attend as many meetings, as possible.

**Remainder of 2022 Board Meeting Dates**

Monday 4:30 PM: October 10. Meeting are scheduled to be Zoom meeting.

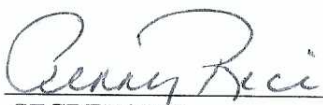
**Annual Meeting:** Monday, 6:00 PM, December 5.

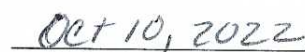
**Adjournment**

Rick Schwartz adjourned the meeting at 4:59 PM.

**END OF MEETING REPORT**

Submitted for Approval:

  
 SECRETARY

  
 DATE