

DIRECTORS PRESENT:

Susan Hentzschel

Joy Rodriquez

Whitney Wilson

MINUTES RECORDED BY:

Whitney Wilson

DIRECTORS NOT PRESENT:

LOCATION:

Susan Hentzschel's residence

MEMBERS PRESENT:

Sarah Matheny, Association Property Manager

Hampton Farms II HOA Board of Directors (BOD) Meeting with Association Property Manager

Meeting Minutes: 12.19.2018

Call to Order:

Susan Hentzschel called the meeting to order at 5:39 p.m. and chaired the meeting.

Verification of Quorum:

Sarah Matheny confirmed a quorum was established with 3 out of 3 BOD members present.

Sign-In and Welcome

Group reviewed the agenda items up for discussion.

Revisions: CCRs, By-Laws & Violation remedies

Group discussed next steps to implement new amendments to the By-Laws, CCRs and violations.

- Board needs to write the current language and the proposed changes for each document to be shared with the community at the next HOA meeting.
- Proposed changes need to be sent out at least 30 days before the meeting.
- BOA meeting must have quorum to approve proposed changes.
- Action Item – Sarah – to get cost per amendment per file and cost for associated review and filing

By-Laws

- Current by-laws were filed ahead of the January 15, 2019 deadline per SC HOA requirements. Invoice for this work will come shortly.

Drainage Binds

Request has been moved between Greenville County and Berea offices and is now with the Roads and Bridges department. A follow up email was sent December 17th and again on the 19th. Sarah will continue to follow up to move this forward.

Landscaping Bids

- Board reviewed the latest rounds of bids and decided to issue the 30 day cancelation notice to Palmetto's Finest on January 1st to end services January 31st.
- Board selected Southern Image as the replacement landscaper.
- Action Item – Sarah – provide the notice of cancelation to Palmetto's Finest
- Action Item – Sarah – ask Southern Image how many times per month per season they'll provide service.

Neighborhood Watch Committee

- Targeting to have the meeting in late January and will extend the invite to phase 1
- Any cost for phase 1 involvement must be paid by phase 1

Entrance Light

- Needs to be rerouted to a different breaker to solve issue and the Duke Energy is currently working on the issue.
- Duke is scheduled to come do final repairs on January 3rd
- Action Item – Susan – announce fix on HOA site for awareness

New Topics

- Taxes – original quote was incorrect and the tax appeal was sent in. Phase 1 paid \$50 and phase II was quoted \$120. Phase II must pay corrected, revised amount and should budget for a similar cost next year. Payment was sent on December 19th.
- Retention pond – originally quoted \$75 a quarter with phase II paying half of the cost. This quote was incorrect and the cost is actually \$450 a year or \$37.50 a month. Phase II is paid in full for 2018 and the board agreed to make a payment of \$150 to become current for missed 2017 payments.
 - Action Item – Sarah – send retention pond maintenance easement and agreement to board for review
 - Action Item – Sarah – to review retention pond agreement to ensure there is language included that both phase I and phase II must agree on any changes that could cause a change in the overall maintenance, appearance or cost to maintain the pond prior to changes being made. If language is not included Sarah needs to work with the phase I board to get this added.
- Neighborhood socials – group discussed the need to have additional socials for phase II including a progressive holiday dinner. Group will continue to consider ways to engage the neighborhood and propose this plan at the next HOA meeting.

Meeting ended at 6:42 pm.