

DIRECTORS PRESENT:
Susan Hentzschel
Tim McKinney

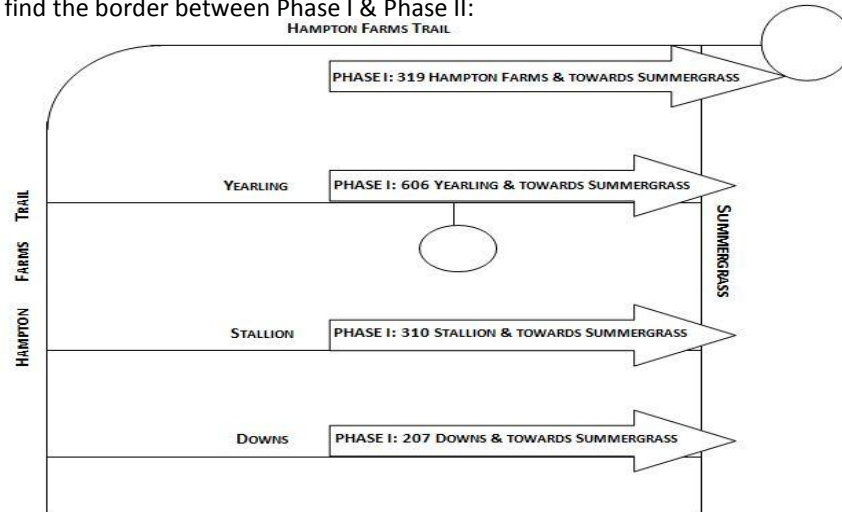
AUDIT RECORDED BY:
Susan Hentzschel

ASSOCIATION PROPERTY MANAGEMENT PRESENT:
Sarah Matheny

HAMPTON FARMS II HOA BOARD OF DIRECTORS & ASSOCIATION PROPERTY MANAGEMENT
STREET LIGHT/NEIGHBORHOOD AUDIT:
THURSDAY, AUGUST 10.2017 AT 10 A.M.

PHASE I LIGHTS:

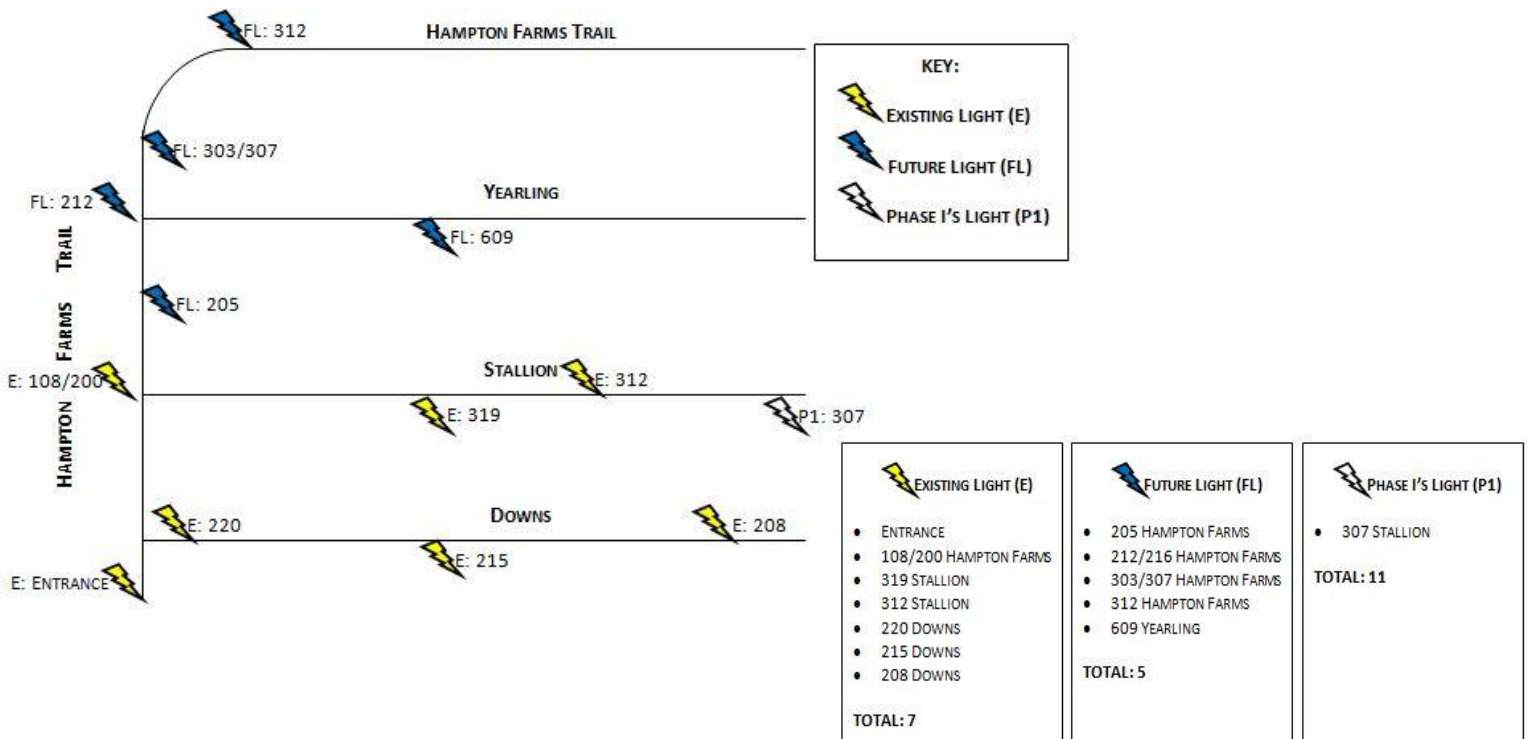
- Below you will find the border between Phase I & Phase II:



- Phase I has a total of 11 lights. This includes 307 Stallion, which was recorded on August 1.2017 as being in Phase II. Association Management, Sarah, will contact Duke to make the necessary corrections.

PHASE II LIGHTS:

- Phase II has a total of 7 lights:
- Phase II is currently financially responsible for electrical services to 7 street lights and to the additional 4-5 street lights that will be installed in the near future.
- The following is a proposal diagram; if Duke allows HOA BOD to decide where to install future lights.



OTHER TOPICS:**ASSOCIATION MANAGEMENT, SARAH WILL LOOK INTO THE FOLLOWING ISSUES:****LANDSCAPING:**

- Has the sprinkler head in the berm been repaired?
- Who is responsible for the maintenance and operation of the sprinklers?
- Who is responsible for removing the silk fence?
- Who is responsible for the common area behind the houses on Hampton Farms?
- Who and when will something be done about the drainage issues behind the houses on Hampton Farms?
- Currently, Phase II is paying \$500/month for landscaping services; however, it has been agreed that \$500 worth of work has not been done. It is unknown what the current landscaper's schedule and/or services are. This needs to be addressed, as the current landscaper has not been seen.
- Association Management, Sarah has taken pictures of Phase II's entrance. There are a few bushes and plants that are currently dying and have not been maintained by the current landscaper. Dying plants need to be addressed.
- Common Area needs to be addressed. Pictures have also been taken of the over growth of the common area.
- Association Management, Sarah will follow up with the developer on all of the above issues.

DRAINAGE:

- It is very clear that both the developer and builder have failed to resolve the on-going drainage issues that is causing mold in dirt and erosion of land in the backyards of the houses on Hampton Farms. This needs to be addressed immediately. Association Management, Sarah will follow up with the developer on this issue.

SIDEWALKS:

- It is very clear that both the developer and builder have failed to provide a reliable answer for the construction and repair of sidewalks and streets. Association Management, Sarah will follow up with the developer on this issue.

CHARTER:

- It is very clear that the developer failed to provide an honest answer about having Charter in Phase II. As it was confirmed by Brandi at Charter on August 8.2017 that Phase II has not been approved for Charter installation. Association Management, Sarah will follow up with the developer on this matter.

PLAT MAP:

- It is very clear that the developer failed to provide copies of plat maps as promised during June 15.2017 meeting. Association Management, Sarah will follow up with the developer on this matter.

ABANDONED HOME:

- 200 Downs (Phase I) is an abandoned home. Some of the windows are broken and/or boarded up. Association Management, Sarah will investigate the status of this property.

END OF AUDIT:

Audit ended at 10:40 a.m.