

MEMBERS PRESENT:
John Williams, Developer
Gwen Miller, Association Property Management
Homeowners of Hampton Farms Phase II

MINUTES RECORDED BY:
Gwen Miller
Susan Hentzschel

LOCATION:
Berea Library

ANNUAL HAMPTON FARMS II HOMEOWNERS ASSOCIATION ANNUAL HOA MEETING
MEETING MINUTES:
THURSDAY, MAY 4.2017

CALL TO ORDER:

John Williams (East Hampton Properties) called the meeting to order at 6:00 p.m. and chaired the meeting.

VERIFICATION OF QUORUM:

Gwen Miller (Joyner Property Management) confirmed a quorum was established with 15 homes represented by person or proxy plus the developer lots.

OPEN FORUM DISCUSSION:

REPORTS:

1. John Williams (Developer of East Hampton Properties):

*Pink spray paint markings indicates areas that needs to be repaired

*60% of sidewalks are not compliant. Sidewalks were installed incorrectly by S&K Builders and will have to be widened to 48 inches so the county will accept the roads. This work will start in the new 2 weeks and the additional space needed will be taken from the homeowner's side of the existing walkway

*Approximately 75-80% of phase II has been sold; therefore, the developer would like to turn the neighborhood over to phase II's HOA

*Residents towards the back of the neighborhood and off of Hampton Farms will get street lights (Duke Energy was backed up to the storms on the east coast)

*Retention Ponds (sediment basins) located on Hampton Farms and Yearling will be filled in; the second should be completed by June or July

*Developer set the annual dues at \$300 to match the rate Hampton Farms I was paying.

*There is a maintenance agreement between Hampton Farms I and Hampton Farms II. John Williams to provide a copy. Currently Hampton Farms II is required to pay \$75 a quarter towards the ponds maintenance.

*Homeowners expressed drainage concerns on private lots located off of Hampton Farms Trail and at the entrance of Hampton Farms Phase II. John Williams, Developer stated that he would take a closer look at neighborhood's drainage system towards the front of the neighborhood as well as behind a few residences.

*Homeowners expressed Charter and AT&T internet and cable service provider concerns – service lines to part of the community. John Williams, Developer to contact Charter to see if he can get them into the neighborhood. AT&T completion and service is undetermined

*There are 63 Homes/Lots in Hampton Farms I
72 Homes/Lots in Hampton Farms II
S&K Builders is the builder for all homes

*Homeowners expressed that there are different versions of the HOA Covenants. Gwen Miller (C. Dan Joyner Community Association Manager) stated that the new HOA board would have to work on putting together one HOA covenant for phase II.

ELECTION OF HAMPTON FARMS II HOA BOARD OF DIRECTORS:

Susan Hentzschel	Eddie Shadeed
Tim McKinney	Bob Reed
Jim Smith	

ADJOURN:

The meeting was adjourned at 6:55 p.m.

MEMBERS PRESENT:
Susan Hentzschel
Tim McKinney
Bob Reed
Eddie Shadeed
Jim Smith

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Susan Hentzschel

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Berea Library

IMPROMPTU HOA BOARD OF DIRECTORS MEETING
MEETING MINUTES:

THURSDAY, MAY 4.2017

(MET FOLLOWING AFTER ANNUAL HAMPTON FARMS II HOA MEETING FROM 6:55 P.M. TO 7:10 P.M.)

Each Board of Director and their spouses were quickly introduced, contact information was exchanged, and a few topics were quickly discussed.

Board of Directors (BOD) Contact Information:

	Email:	Phone:
Jim Smith, Jr.	JimSmthJr@gmail.com	
Eddie Shadeed	EddieShadeed@aol.com	
Bob Reed	Bob@SolutionaryInsights.com	864.293.5966
Tim McKinney	TopNotchTim@bellsouth.net	864.901.2497
Susan Hentzschel	TheHentzschels@gmail.com	770.655.9776 / 864.607.4535
John Williams, Developer	JobenWill@aol.com / JohnWill@aol.com	678.428.8126
Gwen Miller, Assoc. Mgr	GMiller@cdanjoyner.com	864.678.5361

TOPICS DISCUSSED:

- Sending out monthly reminders regarding:
Grass clippings to put into bag and disposed of properly
Picking up after pets
- Developer (East Hampton Properties), John Williams, will stay on phase II's board as an Advisor
****HOA BOD need to pick a day and time to meet with John regarding updates and developments.**
- C Dan Joyner Community Association Manager, Gwen Miller, stated that C Dan Joyner will stay on board as 3rd party that sends out warning letters and to assist the HOA.
****HOA BOD need to pick a day and time to meet with Gwen regarding budget. She will be the one who will essentially be turning over the books to the HOA BOD. It is recommended that HOA BOD meet with her soon.**
- ****HOA BOD need to pick a day and time to get together to get things rolling.**
It would be wonderful if HOA BOD spouses also attended. First week of June was discussed as first meeting for HOA BOD; need to confirm date, time and location.
- Board of Director officer positions to be discussed at official meeting.

AGENDA:

- Need to meet with Association Manager to discuss and review the current finances
- Need to focus on developing a workable budget and reducing HOA fees
- Need to establish reserve funds
- Reviewing, combining/editing HOA covenants
- Need to meet with Developer to discuss updates and development of neighborhood
- Need to determine where to store meeting minutes and inform all neighbors of all transactions

OTHER:

- Community involvement ideas:
HOA BOD Introduction Social / Block Party
Neighborhood Yard Sale
*Facebook / HOA Website (*Beneficial for neighborhood announcements)*
Neighborhood Social / Block Party
Neighborhood Bike / Walk / Bible Study Group