

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: 09.19.2018: 5 to 7:45 p.m.

Call to Order:

Susan Hentzschel called the meeting to order at 5:20 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.

ARC Review

1. 316 HFT – homeowner stopped by to deliver ARC for bushes and discuss details with HOA Board. Reviewed location and type of bushes. ARC will be reviewed for approval.

Revisions: CCRs, By-Laws & Violation remedies

Action Item – Violation Remedies and By- Laws are not filed and need to be by January 15, 2019

1. Page 6 - #18 Portable or Metal Buildings Prohibited: Gazebos
 - Greenville County considers a gazebo a structure similar to sheds.
 - Add "gazebos and pergolas" to first sentence, " Portable buildings, metal storage buildings, gazebos, pergolas or other similar ..." .
2. Page 6 - #19 Swingsets : Basketball goals
 - Group reviewed changing the verbiage around basketball goal placement and decided based on the negative impact on families interested in moving to Hampton Farms no change would be made.
3. Page 6 - # 22 Animals : Rewording of the 2 animals
 - "No domestic fowl, cows, hogs, mules, wild animals or any other farm-type animals shall be raised, bred, kept or permitted on any lot at any time, with the exception of dogs, cats, or other usual and common household pets in reasonable number, as determined by the Board; and provided further that the owner thereof shall be responsible for the control and conduct of such household pets so that they are not an annoyance,

hindrance or nuisance to others. No pets shall be kept, bred or maintained for any commercial purpose. Dogs which are household pets shall at all times whenever they are outside a Lot be confined on a leash."

4. Page 7 - # 27 Completion of Improvements : Spelling
 - Discussed and no changes will be made.
5. Page 7 - # 29 Signs: What about yard sale signs?
 - Add " a single Yard Sale" to first sentence after "a builder's sign,"
 - Add the following sentence after the first sentence. "Yard Sale sign can only be displayed for 48 hours prior to the day of the yard sale. Homeowner must notify HOA Board 1 week prior to date of yard sale."
 - Add the following sentence after the new yard sale sentence. "A single Greenville County endorsed signs, such as "Slow Down for Safety" signs can be displayed in yard."
 - Add the following sentence after the new Greenville County sentence. "Homeowner may not have more than two signs on Lot at a time."
6. MISC – Parking?
 - Discussed adding parking rules to CCR but HOA Board cannot enforce since neighborhood roads are County and not private roads.
7. MISC – Planting of Trees
 - Trees would be a special condition.
 - Change first sentence of page 3, #7, Approval of building plans – special conditions, B to "The completion of improvements upon a lot shall include the landscaping of the yard, including the grassing or sodding of the yard and the planting of vegetation including trees, shrubs, and / or decorative plants or bushes along the front elevation of the dwelling."
8. Page 5 - #17 – Parking of Boats and Recreational Vehicles
 - Change title to "Parking of Boats, Vehicles and Recreational Vehicles"
 - Add the following sentence to the beginning of the paragraph. "No vehicles, including camping trailer, boat, boat trailer or other similar recreational vehicle or other device or equipment can be parked on the grass or sidewalk."
9. ARC Penalty for disapproved ARCs
 - Add "Permanent / Portable Structure \$50" to the Assessments for Non-Compliance for the following violations for improvements made without prior architectural approval.

Contract Bids

Drainage Bids

1. Palmetto's Finest: \$16,450
 - Original quote was \$9M and it came up to \$16M
 - Don't trust owner's capabilities given previous history with company and owner.
2. Gonzalez Construction \$17M+
 - Too expensive and does not seem like a good fit

3. Reedy River: No estimate until civil engineer approves site
 - Seems estimate would be above budget
4. Nature's Design: \$9,933
 - Only company that provided a plan that did not need civil engineer.
 - Issue – trees on edge of property are causing run off; trees should be removed and drain added that connects to Greenville County system.
 - HOA Board needs to contact Greenville County to evaluate drainage clearance a
 - **Action Item** – Sarah – follow-up with Greenville County on when the evaluation will be complete.
 - **Action Item** – Nature's Design to block a few days to give free drainage solution estimates to Homeowners. One day will be blocked per road. Quotes can be split across impacted, touching lots or paid by one homeowner.
 - **Action Item** – Susan – to communicate Nature's Design free estimates day and how to schedule an appointment with HOA.
5. Vote to move forward with Nature's Design – Passed with 3 out of 3
 - **Action Item** – Sarah – to let Nature's Design know we'd like to move forward.
 - **Action Item** – Susan – to communicate decision to HOA.

Landscaping Bids

1. Palmetto's Finest: \$400/month (weekly service May to October and bi-weekly service November to April)
 - a. **Action Item** – Susan – get more information on per yard quote for group landscaping and lawn services.
2. Reedy River: \$475 / month (bi-weekly service January to December)
 - a. HOA Board discussed current services provided by Palmetto's Finest and services that Reedy River can provide.
 - b. HOA Board would like to get a quote from Carolina Landscape Concepts before making a decision.
3. Carolina Landscape Concepts
 - a. **Action Item** – Sarah – to request quote from Carolina Landscape Concept.

Neighborhood Watch Committee

1. Discussed new committee and how they will be responsible for scheduling the Neighborhood Watch Committee
 - a. Action Item – Susan – to talk to committee about plans so schedule meeting

Meeting ended at 7:47 p.m.