

DIRECTORS PRESENT:
Susan Hentzschel & Spouse
Bob Reed & Spouse
Eddie Shadeed & Spouse
Jim Smith & Spouse

MINUTES RECORDED BY:
Susan Hentzschel

LOCATION:
The Clock

DIRECTOR ABSENT:
Tim McKinney

**HAMPTON FARMS II HOA BOARD OF DIRECTORS (BOD) – FIRST OFFICIAL MEETING
MEETING MINUTES:
SUNDAY, MAY 21.2017**

CALL TO ORDER:

Eddie Shadeed called the meeting to order at 1:07 p.m. and chaired the meeting.

Each Board of Director was given a blue folder with meeting minutes from the Annual Hampton Farms II HOA Meeting from Thursday, May 4.2017 and an agenda for Sunday, May 21.2017 provided by Susan Hentzschel.

VERIFICATION OF QUORUM:

Susan Hentzschel confirmed a quorum was established with 4 out of 5 Board of Director members were present with their spouses.

REVIEW OF TOPICS DISCUSSED FROM MAY 4.2017:

- Board of Directors updated contact information.

	Email:	Phone:
Jim Smith, Jr.	JimSmthJr@gmail.com	309.573.7877
Eddie Shadeed	EddieShadeed@aol.com	205.447.0530 / 205.908.3784
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

- Sending out monthly reminders regarding:
Grass clippings to put into bag and disposed of properly
Picking up after pets
It was discussed that this is something that can be added to the Hampton Farms II HOA Board of Directors Introduction Newsletter which would be distributed by Association Property Management Team (TBD). Susan Hentzschel will reach out to Gwen Miller at C Dan Joyner regarding newsletter content and distribution.
- 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.***
The Hampton Farms II HOA Board of Directors all agree that it would be wise if the Board of Directors met with both the Developer, John Williams and Gwen Miller, Association Property Manager. Projected time: Within the first two weeks of June. Susan Hentzschel will reach out to both Developer and Association Manager to confirm a meeting day and time via email. All Board Members will be CCed to the email.
- 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.***
Please see above regarding Hampton Farms II Board of Directors meeting with both Gwen Miller and Developer, John Williams.

- HOA BOD positions were discussed; the following are recommendations:
As of this time, Hampton Farms II HOA Board of Directors have decided to delay officer selection until after meeting with Developer and Association Property Manager.

TYPICAL BOD	OTHER OPTIONS - A	OTHER OPTIONS - B	OTHER OPTION - C
President VP Secretary Treasurer Council Exec Officer/Director	President VP Officers/Directors	President Officers/Directors	President Other Various Titles
All have specific duties	Shared duties	Shared duties	Duties to be determined by BOD

AGENDA:

- Need to meet with Association Manager to discuss and review the current finances
Susan Hentzschel will contact both Association Property Manager and Developer to set a meeting day and time.
- Need to focus on developing a workable budget and reducing HOA fees
Determined that Hampton Farms II HOA Board of Directors will need to sit down with the Association Property Manager to go over budget details so that the Board of Directors can work on building reserve funds, developing a proper workable budget and with the possibility of reducing HOA Association Fees in the future. NOTE: As of this time, HOA Association Fees will continue to be at \$300; until such a time comes where reductions are possible.
- Need to establish reserve funds
See above notes.
- Reviewing, combining/editing HOA covenants
Determined that in order to merge different copies of covenants, the Board of Directors will need to review both covenants. (TBD)
- Need to meet with Developer to discuss updates and development of neighborhood
See above notes.
- Need to determine where to store meeting minutes and inform all neighbors of all transactions
As of this moment, copies of all meeting minutes and email communications are kept track by Susan Hentzschel. All Hampton Farms II HOA Board of Directors will receive a copy of all meeting minutes via email. All communications will be made via email. All Board of Directors must be CCed to all email communication pertaining to all HOA business so that all board members are aware of everything.

OPEN FORUM DISCUSSION:

The following are things to be discussed with both the Developer and Property Association Manager:

- Possibility of looking into getting speed bumps.
- Sprinkler system for the burn / Better landscaping / Removal of dead animals and beer cans.
- Neighborhood drainage issues still have not been addressed by the developer.
- Sidewalks have not begun construction as promised by developer.
- Closing of retention ponds.

ADJOURN:

The lunch meeting was adjourned at 3:00 p.m.