

Hamlet HOA Board of Directors Meeting

May 5, 2021

Hamlet HOA Zoom Board Meeting called to order at 6:01PM by Millard Foraker - President

1. Board Members Present

Millard Foraker - President
Keith Reichelderfer – Director (Chair of Design Review Committee)
Art Pincomb - Secretary
Wayne Gardner - Director
Charley Heard – Business Manager

2. Residents Present via Zoom:

Christine Behrens #44	Louis Moore #21	Larry Ramona #4
Peggy Capp #18	Bob Swedberg #60	
Kent Davis #58	Terry & Cheryl Hensley #6	
Bruce & Janet Kramlich #13	Wayne Schneider #7	

3. Old Business

March 3, 2021 Hamlet HOA Board Meeting minutes approved on March 7, 2021

4. New Business

A) Committee Reports

1) DRC – K. Reichelderfer, M. Foraker, J. Forsyth

17 New DRC applications submitted from 3/1/2021 - 5/1/2021
23 Total DRC applications through 1/1/2021 – 4/30/2021

7 - House Painting - #48, 54, 19, 10, 41, 23, 32
4 – Landscaping #35, 22, 4, 38
3 – Gutter Replacements - #13, 19, 23
3 - Deck Replacements - #12, #18, #49. All new expanded material options.
3 - Roll-Off dumpster for interior remodeling - #6, 51, 43
1 – Install new exterior lighting - #19
1 – Install new AC condenser units - #21
1 – New concrete drive, gutter and sidewalk - #35

Pre-Sale Inspection Checklist of Covenant Violations

2 homes have been for sale in 2021 with NO Covenant violations
- 30 Klingen Gate Lane – sold 4/29/21
- 42 Herrn Lane – Under Contract – last week of April

2) Landscape Committee Report – C Kaspar, W Gardner, B Swedberg, P Capp

Peggy reporting – 46 Spring Sprinkler Startups May 6 & 8, 2021
Fertilizer & Aerating – Between May 17-28, 2021
Wayne Schneider & Terry Hensley added to Landscape Committee

3) Snow Committee – K. Davis, N. Cygan, M. Foraker, D. Cox. John Forsyth

Currently tabulating snowplow damages
Budget - \$15,000 in 2020 Budget, only \$10,000 spent
\$14,000 in 2021 Budget, \$6,100 spent through April 2021, \$7,900 remaining in annual budget
\$2,082 Snow Removal from May – December 2020
Please leave snow plow stakes in place until after Keesen damage inspection
Markers on Fire Hydrants – to be installed by CP Metro District

4) Social Committee Tentative Dates depending on Covid 19 regulations

Summer Barbeque August 14, 2021
Holiday Party – December 5, 2021

B). Financial Report – Charley Heard

- 1) Total Receipts for the year (line 4), through April 2021, and projected 2021 Full Year, are \$154,347.00. This is \$190.00 Better than the Approved Annual Budget Receipts of \$154,157.00.
- 2) Total Expenses for the year (line 23), through April 2021, and projected 2021 Full Year, are \$119,822.00. This is \$1,313.00 Worse than the Approved Annual Budget Expenses of \$118,509.00. The overage is due mainly to +\$1,612 Mowing, Fertilizing, Weed Control (line 7A), (\$1,020) Grind Stumps in Common Area (line 13P), (\$1,400) for Lega Services (line 21).
- 3) The Net Total Result (Net Receipts – Expenses) for the year (line 24), through April 2021, and projected 2021 Full Year is \$34,525. This is \$1,123.00 Worse than the Approved Annual Budget Net of \$35,648.00 (line 24).
- 4) The Net After Major Replacement Expenditures for the year (line 26), through April 2021, and projected 2021 Full Year is \$3,925.00. This is \$1,123.00 Worse than the Approved Annual Budget Net of \$5,048.00 (line 26).
- 5) Total in all Banks through the end of April 2021 (line 31) is \$273,880.71. Moved to Independent Bank.

C). Calendar Review – Millard Foraker

D). Peggy made motion that the meeting be adjourned, seconded by Keith. The meeting was adjourned at 7:02PM.