

Hamlet HOA Board of Directors Meeting

July 10, 2019

Meeting at 44 Herrn Lane; called to order at 7:00 PM by Millard Foraker - President

1. Board Members Present

Millard Foraker - President
Art Pincomb - Secretary
Christine Berens – Treasurer
Wayne Gardner - Director
Charley Heard – Business Manager

Absent - Keith Reichelderfer – Director (Chair of Design Review Committee)

2. Residents Present:

Carl Kaspar #54 Teresa St. Hilaire #46 Bob Swedberg #60
Mathew Crider #22 Bruce Kramlich #13

3. Minutes of May 1, 2019 Board Meeting approved on May 9, 2019

4. Social Committee Report – Karla Willoughby/Elaine Hoffman

Hamlet Summer BBQ & Picnic – Aug 24 Begins 3:30PM, Dinner @ 5:00PM – Hickory House Caterer
Winter Holiday Dinner – Survey of residents of their top priorities for the Winter Holiday Dinner were
1. Food Quality, 2. Cost and 3. Ambience. Date is December 1, Dinner @ 5:30PM at Gabriels in Sedalia
\$50/person, Cash Bar, 8.2 miles from the Hamlet, three 4 course meal options
Board reviewed Welcome Basket and Information given to all new Hamlet residents

5. Landscape Committee Report – Wayne Gardner, Bob Swedberg, Peggy Capp, Carl Kaspar

a) Hamlet HOA Fire Mitigation and Safety Landscape Audit July 2019 – Board discussion regarding giving the Landscape Committee authority to require action on the identified trees and shrubs based on 1. Fire mitigation, 2. Disease and insect control, 3. Safety, 4. Cosmetic, 5. State Law on impeding resident access, 6. Property values.

- Final inspection on Friday July 12 by Millard & Carl
- Millard made motion that Landscape Committee move forward with Hamlet HOA Fire Mitigation and Safety Landscape Audit July 2019 – identification of dead trees and vegetation removal and trimming, and required action completed no later than 90 days after notification – Seconded by Art, HOA Audit Motion approved by Board.

b) Drainage & Rocks by #17 - Wayne

c) Uplights North side – Purchase of material delayed due to cost

6. Design Review Committee –

a) 37 DR applications submitted in 2019, 15 since May 1 meeting – surpass 2017 & 2018

b) Top 5 DR application submissions

- Landscape & tree removal
- House Painting
- Windows / door replacements
- Roof replacements
- Deck repair / replacements

7. Pre-Sale DR Inspection Checklist

- a) Currently DRC reports any visual inspection violations for a home to Charley prior to a sale occurring (DRC to Charley to Title Co.) Title Co. must know of covenant violations/corrections for closing to occur.
- b) Under the new process, when DRC becomes aware of sale, DRC completes Pre-sale Inspection Checklist of Covenants Violation(s), Seller and realtor are given Checklist (signature required only if there are violations), prior to closing if there are violations – covers Landscaping, Painting, Exterior Construction Violations – expanded to entire Lot.
- c) Seller must agree to correct violations before closing or buyer agrees to do so within 30 days of closing. Millard moves to accept Pre-Sale Checklist, Wayne seconds – Board approves Pre-Sale Checklist

8. Financial Report – Charley Heard

- a) The 3 month, \$200/home dues refund (non-pay) is completed for April, May, June 2019 - \$34,770
- b) YTD Total Receipts are (\$480) due to lower earned interest
- c) Total YTD Total Expenditures are + \$890.67 over projected budget due to expected overruns in Landscape and legal costs
- d) Net Result through June we are +\$1,370.67 over projected budget

9. Reserve Study – Reserve Committee – Art Pincomb & Charley Heard

Long range planning tool to estimate future costs for areas of periodic replacement or repair. Goal is to identify all items and update Reserve Study, to be completed by September 4 Board Meeting. Art discussed value of Reserve Study in planning process. Discussion by Wayne #15 Drainage Repairs, with reserve study estimated cost of \$50,000 in 2034, can be lowered to \$10,000. Charley reported on Sundance at Indigo Hill HOA, Inc. Reserve Analysis

10. Street Repair Status Report – Additional clarification to compare bids for street repairs.

Five companies bid on street repair projects throughout Hamlet, includes Crack Seal & Fill and Asphalt Patch/Replace
After evaluating all five bids, Millard recommends Coatings for the Street Repair work.

11. Gate Update – Due to an increase in gate malfunction and the rising costs of gate maintenance there was a discussion on moving the gate repair forward from the 2026 date as noted in the Reserve Study. Our current gate electronics are from the 1970's, and parts to repair the current boards, etc. are no longer available. At Millard's direction Lawrence is getting a bid to replace the 4 gate electronics (estimated at \$6,000 each, not including labor, etc).

Board discussed merits and financial considerations of #10. Street Repairs and #11. Gate Replacement above. Gate Replacement is high priority for Hamlet HOA residents as gate repair costs are increasing. Reserve Study has \$30,000 for Street Recoat with Asphalt in 2021 and Gate Replacement \$35,000 in 2026. \$268,748 in Reserve as of 12/31/2018.

Millard makes motion to complete both Street Repairs (by Coatings, Inc.) and Gate Replacement (pending bid). Wayne seconds, Motion approved by Board

12. Speeding Issues – Voting last year – no speedbumps or visual lighting (speed notification)

Brightly colored, slow-down people figures not considered

Continue self-policing with Millard notifying homeowners through email – residents are to report description of vehicles and infractions (mainly speeding)

13. Hamlet Calendar Review

Art moves that meeting be adjourned, Christine seconds. Meeting adjourned at 9:17PM

Next meeting: Wednesday September 4 at 7:00PM #9.