

# Hamlet HOA Board of Directors Meeting

September 1, 2021

Hamlet HOA Zoom Board Meeting called to order at 6:00PM by Millard Foraker - President

## 1. Board Members Present

Millard Foraker - President  
John Forsyth – Filling in for absent Keith Reichelderfer  
Art Pincomb - Secretary  
Charley Heard – Business Manager  
Pat Kaspar – Treasurer  
Wayne Gardner- Director

## 2. Residents Present via Zoom:

Bruce Kramlich  
Carl Kaspar  
Bob Swedberg  
Louis Moore  
Christine Behrens

## 3. Old Business

July 7, 2021 Hamlet HOA Board Meeting minutes approved on July 23, 2021

## 4. New Business

### A) Committee Reports

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

14 New DRC applications submitted from 7/5/2021 – 8/31/2021  
46 Total DRC submissions from 1/1/2021 – 8/31/2021

12 - House Painting  
16 – Landscaping  
9 – Decks - Partial to entire replacement. Used new deck materials option.  
3 – Gutter Replacements  
3 - Roll-Off dumpster for interior remodeling  
2 – New Garage Doors  
1 – Install new exterior lighting  
2 – Install new AC condenser units  
1 – New concrete drive, gutter and sidewalk  
46 Total (49 less 3 roll on/off)

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

Landscape Committee Budget planning meeting Tuesday, Sept. 7 @ 9:00AM  
September 18 – Prune 4 maples  
Russian olive to be removed December by COVA

**B). Financial Report – Charley Heard**

- 1) Total Receipts for the year (line 4), through August 2021, and projected 2021 Full Year, are \$154,363.00. This is \$206.00 Better than the Approved Annual Budget Receipts of \$154,157.00.
- 2) Total Expenses for the year (line 23), through August 2021, and projected 2021 Full Year, are \$115,169.56. This is \$3,339.44 Better than the Approved Annual Budget Expenses of \$118,509.00. The overage is due mainly to +\$5,250.00 Street Maintenance, +\$1,612 Mowing, Fertilizing, Weed Control (line 7A), (1,487.38) for Add Retaining Boulders Tract I & Burggarten (Line 13M); (\$1,020) Grind Stumps in Common Area (line 13P), (\$1,600) for Legal Services (line 21).
- 3) Net of Receipts – Expenses for the year (line 24), through August 2021, and projected 2021 Full Year is \$39,193.44. This is \$3,545.44 Better 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 August 2021, and projected 2021 Full Year is \$39,193.44. This is \$34,145.44 Better than the Approved Annual Budget Net of \$5,048.00 (line 26).
- 5) Total in all Banks through the end of August 2021 (line 31) is \$309,149.16.

**C). Calendar Review – Millard Foraker**

- D).** Wayne made a motion to adjourn the meeting, seconded by Pat. The meeting was adjourned at 6:50PM.