

Hamlet Board of Directors Meeting
September 6, 2023, 6:00 P.M.
Zoom Meeting

I. Hamlet HOA Zoom Board Meeting called to order at 6:01 PM by Art Pincomb, Pres.

II. Board Members Present

Art Pincomb-President – 1 year term

Bruce Kramlich-Vice President – 1 year term - Absent

Louis Moore-Director - 2 year term

Medina Jarman -Treasurer – 2 year term

Manny Fernandez-Quevedo – Replaces John Forsythe’s 1-year term

Approve Manny Fernandez-Quevedo filling remainder of John Forsyth’s 1-year term – Motion Approved

Residents Present

Charley Heard – Business Manager

Shirley Magner

Christine Berens – Secretary

Bob Swedberg

Millard Foraker

Janet Kramlich

Keith Reichelderfer

Wayne Gardner

Terry/Cheryl Hensley

Peggy Capp

Bob Jarman

III. Old Business

a) July 7, 2023, meeting minutes approved on July 11, 2023

b) Streetlights - 3 Street Light @ Burggarten/Tilly/Herrn/Marcus – Update Louis M.

Electrician Aaron Smith will get back to Louis soon. If there is no contact within a week or so, another option may be pursued. Charley mentioned converting the streetlights from 7 meters to a single meter would provide a cost saving to the community.

c) New light fixture installation is in process. 2 wooden posts must be replaced. – Kent D.

d) New Light Fixtures – Need approval for the purchase of new higher lumen bulbs – Kent D.

e) DRC #55 – 3 notifications for covenant violations have been provided to the homeowner. The Board approved fining the homeowner if the violations are not remedied by September 15, 2023 (30 days after last notification).

New Business

IV. a) Monthly Dues – Pending Reserve Committee Meeting

1) Decision re: responsibility of HOA in drainages, rock walls in Hamlet.

b) Selection of Paving Contractor – Bids were received from the contractors below.

Kickin Asphalt - \$318,000

Brown Bros - \$259,467

Perfect Patch Asphalt Co - \$357,460

B&H - \$260,000 or \$360,000

Schmidt - \$268,823 Contract signed August 29, 2023

There are several moving parts related to the completion of the paving project. Given the time of the year, there is a strong possibility the project will not be completed this year. Art will communicate with the community as updates become available. The project will take approximately one week to complete, and temperatures must remain above 50 degrees.

c) Gatehouse Condition – Medina

Water leakages were identified in the gatehouse. The insurance adjuster determined the source to be the thresholds on the entry doors. The repairs will be budgeted for 2024.

d) Drain & Manhole behind #10 – Bob Seaman/Inspected Mon 09/04/2023

The drainage trenches that started at two feet deep trenches are now ten feet deep. There is an iron apparatus that acts as a drain to the golf course pond. The Ridge G.C. will be contacted to determine their responsibility in resolving the issue.

e) Committee Volunteers – Landscape, DRC, Social, Reserve, Gate, Snow

Art would like to see the number of committee members enlarged for all committees similar to the expansion of the Social Committee

A) Committee Reports

1) Landscape Committee Report – Carl K./Bob J.

Many thanks to Carl for all his efforts in keeping the community looking so wonderful during his time in The Hamlet. Bob Jarman will assume Carl's role as the chairman of the landscape committee. Sprinkler shutoff will occur on Oct 6th & 7th. Last mowing will occur during the second week of October. The fall cleanup will occur in late October. The street signs are undergoing refurbishment.

2) Social Committee Report – Shirley M. & Medina J

Planning for the Holiday Party to be held on the first Saturday of Dec. is ongoing.

3) Snow Committee – N/A

4) Gate/Gatehouse Committee Report – Louis Moore, Millard Foraker

Another truck hit the canopy at the gatehouse. There was some discussion regarding the installation of cameras, so in the future the guilty party can be held liable for any damage caused.

5) Streetlights & Gatehouse Lights – Kent D., Wayne G.

Covered this topic earlier in the meeting minutes.

6) Nominating Committee – consists of Art Pincomb, Louis Moore, Medina Jarman and Charley Heard

Nothing to report at this time, but they will meet soon.

7) Design Review Committee Report – Millard Foraker – Bruce Kramlich absent

Below is the DRC activity since the last Board Meeting:

1) Roof TBC (To be Completed) Paint House same color.

- 2) Roof Finished
- 6) Roof Finished
- 12) Roof TBC
- 14) Roof Finished
- 15) Roof Finished
- 19) Roof Finished
- 22) Paint touch-up
- 23) Tressel on side of house, Landscaping, Paint garage door.
- 25) Roof TBC, Deck Replacement, Paint Touch-up
- 29) Roof TBC
- 33) Roof TBC
- 35) Garage Door Completed, Painted Light Post in Marcus, Stabilization of Rock wall on Marcus behind 35 & 36
- 39) Tree Trimming
- 52) Landscaping
- 53) Completion of Deck, New Front Door

B) Financial Report – Charley H.

- a) Total Receipts for the year (Line 5), through August 2023, and projected 2023 Full Year, are \$169,391. This is **\$2,856 Better (Higher)** than Approved Annual Budget Receipts of \$166,535. **Interest on CD at Independent Bank**
- b) Subtotal Lawn Expenses for the year (Line 11), through August 2023, and projected 2023 Full Year, are \$70,439.22. This is \$2,517.78 Better (Lower) than Approved Annual Budget Expenses of \$72,957.
- c) Subtotal Expenses Line 27 (Lines 12-26), through August 2023, and projected 2023 Full Year, are \$47,952.84. This is (\$4,887.84) Worse (Higher) than Approved Annual Budget Expenses of \$43,065, including (\$2,000) for Electrical Repairs and (\$3,000) for Gate Maintenance.
- d) Grand Total All Expenses for the year (Line 31), through August 2023, and projected 2023 Full Year, are \$128,611.96. This is \$2,589.96 Worse (Higher) than the Approved Annual Budget Expenses of \$126,022.
- e) The Receipts - Expenses for the year (Line 32), through August 2023, and projected 2023 Full Year is \$40,779.04. This is \$266.04 Better (Higher) than the Approved Annual Budget Net of \$40,513 (line 32).
- f) Total in all Banks through the end of August 2023 (Line 35, Column B) is \$371,737.63.

Other Board Agenda Items

C) Calendar Review - Art Pincomb

October and November will be active months.

D) Open Forum – Non-Agenda Items

E) Motion to Adjourn by Medina Jarman, seconded by Manny Fernandez. The meeting was adjourned at 7:49 P.M.