HAMPDEN VILLAS PROPERTY OWNERS ASSOCIATION 2018 ANNUAL MEETING MINUTES: NOV. 7, 2018

BOARD MEMBERS PRESENT: Mike Hultman, Stepanie Pedersen

BOARD MEMBER ABSENT: Stephanie Patrick

HOMEOWNERS: Sign-in available at management company

CONTRACTORS: None scheduled

CPMG: Association Manager Lynda Reifman

Quorum of homeowners established through in-person attendance and proxies.

2017 Annual Meeting Minutes:

A motion was made by Luann Kirkovich, seconded by Cindy Hamilton, and passed unanimously, to approve the 2107 Annual Meeting minutes as written.

State of the Association: Board of Directors

- *The pool mechanical building/mailbox stand was re-painted,
 *JBK made the Hampden Avenue entrance flower beds look great
 this season.
- *The Board approved the installation of holiday lights and decorations on the north side of the pool mechanical building.
 *CPMG conducts regular community inspections during the year and generates violation notices for non-compliance of the Association's rules and covenants.
- *The Board approved new chairs for the 2017 pool season.

2019 Budget:

The Board adopted the 2019 budget based on a \$3.00 increase in monthly assessments. This budget was mailed to owners on Oct. 19, 2018, and presented for comment at this Annual Meeting.

Board Member Election:

Stephanie Patrick was re-elected by acclamation.

Homeowner Topics:

*Homeowners in attendance asked for any information regarding the Painted Ridge community being built on the east side of Hampden Villas. Lynda Reifman reported speaking with the developer, Jeff Hall. Mr. Hall explained that the retention ponds have been re-designed to mitigate overflow into the Hampden Villas backyards and the Association's east common area.

Adjournment: 7:11 p.m.