HAMPDEN VILLAS HOMEOWNERS ASSOCIATION 2019 ANNUAL MEETING MINUTES: DEC. 2, 2019

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

2018 Annual Meeting minutes: A motion was made by Paul Cooper, seconded by Stephanie Patrick, and passed unanimously, to approve the 2018 Annual Meeting minutes as written.

State of the Association: Board of Directors *The Association's Hampden Avenue fence was repainted this year to extend the life of this asset. Repairs to the pickets and top rails were made as required. *No major problems were reported during the 2019 pool season. The pool mechanical room and equipment passed the annual fire department inspection. *At the Board's direction, CPMG prepared and mailed winter and spring newsletters which are also posted on the Association's resource website: www.withcpmg.com and follow the link to HAMPDEN VILLAS. *A "Solicitation Alert" was prepared and mailed to residents in August 2019. *Grounds maintenance and snow management will continue to be provided by JBK Landscape. *A trash receptacle was purchased and installed at the mailbox kiosk. *The pool mechanical building will be decorated for the holiday season.

2020 Budget Presentation:

The 2020 budget was mailed to owners on Nov. 11, 2019, with the Annual Meeting notice. The budget, based on a \$5.00 increase in monthly assessments was adopted by the Board of Directors at the Oct. 15, 2019, Board meeting. The budget was presented to owners at this Annual Meeting.

Association's playground:

The Board and homeowners reflected on the residents' usage of the playground which has appeared to remain low but steady over the years since the community was developed. Maintenance is done as required and in 2017 swings were replaced as well as the ground mats under the swings. Homeowners agreed with the Board that maintenance of all community assets including the playground, pool, fence, irrigation system, and common areas is important to the Association's curb appeal. It was also noted that the community is located in close proximity to local parks with play areas and equipment for children of all ages.

Board Member Election:

No nominations were made and a motion was made by Luann Kirkovich and seconded by Roger Kirkovich, to re-elect the current Board by acclamation.

Homeowner Topics:

*Concerns were voiced regarding trash containers left out after the pickup day and basketball hoops impeding walk areas. *A garage sale was also discussed and will be scheduled if requested.

Adjournment: 7:10 p.m.