HAMPDEN VILLAS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: APRIL 17, 2019

BOARD MEMBERS PRESENT: Stephanie Pedersen, Mike Hultman,

Stephanie Patrick (telephone) BOARD MEMBERS ABSENT: None

HOMEOWNERS: None

CONTRACTORS: None scheduled

CPMG: Association Manager Lynda Reifman Minutes taken and written by Lynda Reifman

Board of Directors meeting minutes: A motion was made by Mike Hultman, seconded by Stephanie Pedersen, and passed unanimously, to approve the Nov. 7, 2018, minutes as written.

2018 Annual Meeting minutes:

The Board reviewed the 2018 Annual Meeting minutes which will be presented to homeowners for approval at the 2019 Annual Meeting.

Financial Statement:

The Board reviewed and accepted the March 2019 statement prepared by CPMG.

Association Manager's Report: Lynda Reifman
*A motion was made by Stephanie Pedersen, seconded by
Mike Hultman, and passed unanimously, to approve JBK's
proposal for a landscape renovation at the mailbox kiosk
and entrance to the pool in the amount of \$1,441.31.

*The Board agreed that there is no need to re-key the pool gate
lock for the 2019 season. There will be no change to the rules
including the pool use hours. The pool rules and length of the
season will be mailed to all residents in the SPRING 2019
newsletter in early May.

*Following discussion, a motion was made by Stephanie Pedersen, seconded by Mike Hultman, and passed unanimously, to change the Association's legal counsel to Moeller-Graf.

*A motion was made by Stephanie Pedersen, seconded by Mike Hultman, and passed unanimously, to approve Warner Concepts' proposal for minor re-painting and repairs on the Hampden Avenue perimeter fence at a cost of \$1,675.00. Ongoing preventative maintenance will extend the life of the fence.

*The Board suggested topics for the SPRING 2019 newsletter to be written by CPMG and mailed to residents in early May.

Board Action Between Meeting: *Purchase and installation of trash receptacle at mailbox kiosk in the amount of \$648.00.

Adjournment: 3:50 p.m.