HAMPDEN VILLAS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: OCT. 15, 2018

BOARD MEMBERS PRESENT: Stephanie Pedersen, Mike Hultman

BOARD MEMBERS ABSENT: Stephanie Patrick

HOMEOWNERS: None

CONTRACTORS: None scheduled

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

Meeting called to order at 2:30 p.m. by Stephanie Pedersen. Ouorum of Board of Directors established.

Board of Directors meeting minutes:

A motion was made by Stephanie Pedersen, seconded by Mike Hultman, and passed unanimously, to approve the Nov. 20, 2017, minutes as written.

The Board reviewed the 2017 Annual Meeting minutes with no changes.

Financial Statement:

The Board reviewed and accepted the September 2018 statement prepared by CPMG.

2019 Budget:

The Board reviewed the 2018 operating expenses to date and considered the projected increases for 2019. A motion was made by Stephanie Pedersen, seconded by Mike Hultman, and passed unanimously, to adopt the 2019 budget based on a \$3.00 per month increase in Association assessments with the commitment to continue to fund the reserve account for major projects.

Community Association Manager's Report: Lynda Reifman *The Board considered a proposal submitted by Keesen Landscape for the installation of holiday decorations on the north side of the pool mechanical building facing the community's Hampden entrance. The Board agreed to the holiday decorations and asked Lynda Reifman to obtain additional information prior to approval.

*A motion was made by Mike Hultman, seconded by Stephanie Pedersen, and passed unanimously, to approve the 2018 CPMG management agreement.

*The Board scheduled the Annual Meeting and Budget Presentation on Nov. 7, 2019. CPMG will mail the notice and budget to homeowners.

*The Board received and will review reserve study proposals submitted by five firms.

*The Board accepted the continuance of JBK's grounds maintenance through December 2020.

Adjournment: 4:00 p.m.