HAMPDEN VILLAS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: OCT. 15, 2019

Board of Directors meeting minutes: A motion was made by Stephanie Pedersen, seconded by Mike Hultman, and passed unanimously, to approve the April 17, Board meeting minutes as written.

Financial Statement: The Board reviewed and accepted the September 2019 statement prepared by CPMG.

The Board reviewed the 2019 operating expenses to date and projected increases for 2020 including waste management and recycling services and common area snow management. Homeowner assessments were not increased from 2015 to 2016 and from 2017 The Board considered several budget options for 2020. A motion was made by Stephanie Pedersen, seconded by Mike Hultman, and passed unanimously, to adopt the 2020 budget based on a \$5.00 increase in the monthly assessments. The 2020 budget will be mailed with the Annual Meeting notice.

Association Manager's Report: Lynda Reifman *The Board scheduled to 2019 Annual Meeting on Dec. 2, 2019. *A motion was made by Stephanie Pedersen, seconded by Mike Hultman, to approve a proposal submitted by Keesen for holiday lights installation at the pool/mailbox building in the amount of \$1,080.04.

*A motion was made by Stephanie Pedersen, seconded by Mike Hultman, and passed unanimously, to accept CPMG's 2020 management agreement.

*JBK completed a plant renovation project at the pool/mailbox building.

Board Member Topics: The Board discussed a request from a homeowner to update the playground equipment. The Board decided to gather homeowner comments regarding playground usage and other options for this area prior to obtaining costs to upgrade the equipment.

Adjournment: 6:15 p.m.

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