HAMPDEN VILLAS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: OCT. 18, 2021

BOARD MEMBERS PRESENT: Mike Hultman, Stephanie Pedersen,

Darion Ross (via telephone) BOARD MEMBERS ABSENT: None

HOMEOWNERS: None

CONTRACTORS: None scheduled

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 April 28, 2021, minutes as written.

Financial Statement:

The Board reviewed and accepted the September 2021 statement prepared by CPMG.

2022 Budget:

The Board reviewed operating expenses to date and discussed expected increases in 2022 services and materials provided by the Association's contractors and professionals. Pertinent to the budget discussion was the unexpected mailbox replacement which was caused by a break-in. The \$18,000.00 cost for this project was paid from the Association's reserve account.

Following discussion, a motion was made by Mike Hultman, seconded by Darion Ross, and passed unanimously, to adopt the 2022 budget based on a \$5.00 increase in monthly assessments with and increase to the monthly transfer from operating to reserves to re-build this fund for future major capital projects.

Association Manager's Report: Lynda Reifman *A motion was made by Mike Hultman, seconded by Darion Ross, and passed unanimously, to accept CPMG's 2022 management agreement.

*A motion was made by Stephanie Pedersen, second

*A motion was made by Stephanie Pedersen, seconded by Mike Hultman, and passed unanimously, to approve the 2021 holiday lights installation at the pool building by Keesen. *The mailbox replacement and related repairs to the exterior of the pool building were completed.

*The Board scheduled the Annual Meeting on Nov. 18, 2021.

Notice and 2022 budget will be mailed to owners.

*The Board agreed that the Association's newsletters be sent to owners via email. The newsletters are also posted on the Association's resource website: www.withcpmg.com and follow the link to HAMPDEN VILLAS.

Adjournment: 5:30 p.m.