HAMPDEN VILLAS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: OCT. 29, 2020

BOARD MEMBERS PRESENT: Stephanie Pedersen, Mike Hultman

BOARD MEMBER 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 3:00 p.m. by Stephanie Pedersen. Quorum 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 Feb. 26, 2020, minutes as written.

Financial Statement:

The Board reviewed and accepted the September 2020 statement prepared by CPMG.

2021 Budget:

The Board reviewed the Association's operating expenses and considered the operating costs for 2021. The Board agreed that preventative maintenance extends the life of major assets including the Hampden Avenue perimeter fence and the pool. Based on the current and estimated expenses, a motion was made by Stephanie Pedersen, seconded by Mike Hultman, and passed unanimously, to adopt the 2021 budget with a \$5.00 per month increase in assessments. The adopted budget will be mailed with the 2020 Annual Meeting notice.

Association Manager's Report: Lynda Reifman
*A motion was made by Stephanie Pedersen, seconded by

Mike Hultman, and passed unanimously, to accept the two-year renewal submitted by JBK Landscape.

*A motion was made by Mike Hultman, seconded by Stephanie Pedersen, and passed unanimously, to accept the 2020 holiday lights proposal submitted by Keesen.

*A motion was made by Stephanie Pedersen, seconded by Mike Hultman, and passed unanimously, to accept the 2021 pool maintenance agreement submitted by Alligator Pool Services.

*A motion was made by Stephanie Pedersen, seconded by Mike Hultman, and passed unanimously, to accept the 2021 management agreement submitted by CPMG.

*The Board scheduled the 2020 Annual Meeting at 6:00 p.m. on Dec. 10, 2020.

*The wood split rail fence at the east common area has deteriorated over the years and has had some repairs made. The fence has reached the stage of either a complete replacement or its removal. The Board directed Lynda Reifman to have the fence removed and will consider whether to expend the funds for replacement.

*Preventative maintenance of the pool/mailbox video surveillance system is scheduled on a quarterly basis.

Board Member Topics:

*The Board directed Lynda Reifman to obtain estimates for maintenance of the Association's playground equipment.

Adjournment: 4:30 p.m.