HAMPDEN VILLAS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: NOV. 1, 2016

Board of Directors meeting minutes: A motion was made by Mike Hultman, seconded by Stephanie Patrick, and passed unanimously, to approve the May 11, 2016, minutes as written.

Financial Statement: The Board reviewed and accepted the September 2016 statement prepared by CPMG.

2017 Budget:

A motion was made by Stephanie Patrick, seconded by Mike Hultman, and passed unanimously, to adopt the 2017 budget based on a \$3.00 increase in the monthly assessment to \$72.00 per month. NOTE: dues were not increased in 2014, 2015 and 2016. The Board is committed to continuing to fund the Association's reserve account for major capital expenses.

Association Manager's Report: Lynda Reifman *Lynda provided an update regarding the recent vandalism to one of the mailbox sections. The cost of the replacement mailbox section and the contractor's installation is the Association's responsibility.

*A surveillance camera has been installed to view the mailbox area and a sign stating area monitored by camera has been installed.

*The pool gate was re-keyed for the 2016 season. *Repainting of the pool building has been completed. *The Board scheduled the Annual Meeting on Nov. 29, 2016. CPMG will mail the meeting notice and 2017 budget to owners. *A motion was made by Stephanie Pedersen, seconded by Stephanie Patrick, and passed unanimously, to ratify the acceptance of JBK's snow and grounds maintenance agreements through December 2018.

*A motion was made by Stephanie Patrick, seconded by Mike Hultman, and passed unanimously, to approve the 2017 CPMG management agreement.

Board Member Topics: *The Board directed Lynda to have JBK provide options for re-planting the Hampden side of the pool building. *The Board directed Lynda to find out if there is electricity at the Hampden Avenue entrances that could be used for holiday lighting.

Adjournment: 7:30 p.m.