## HAMPDEN VILLAS PROPERTY ASSOCIATION ANNUAL MEETING MINUTES: DEC. 11, 2103

BOARD MEMBER PRESENT: Melannie Lovell BOARD MEMBER ABSENT: Stephanie Pedersen

HOMEOWNERS: Sign-in available at management company

CONTRACTORS: None scheduled

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

Meeting called to order at 6:30 p.m.

Quorum of homeowners established through in-person attendance and proxies.

2012 Annual Meeting minutes:

The membership in attendance approved the 2012 Annual Meeting minutes as written.

State of the Association: Melannie Lovell

\*The Association's fence along Hampden Avenue was repaired as necessary and re-painted to extend the life of the fence.

\*New pool chairs were purchased for the 2013 season.

\*The entry flower beds at Hampden were renovated for the 2013 season by JBK.

\*The pool season came and went with few problems.

\*JBK continues to maintain the grounds in a satisfactory condition.

## 2014 Budget:

The budget based on a \$4.00 per month increase in Association assessments was adopted by the Board and mailed to homeowners on Nov. 13, 2013. The budget was accepted by the membership in attendance at the Annual Meeting.

Board Member Election:

Melannie Lovell and Stephanie Pedersen were re-elected.

Adjournment: 6:45 p.m.