

West Hampton Home Owners Association, Inc.
Board of Directors Meeting
August 25, 2020
14112 Lincolnshire Ct
6:30 PM

AGENDA

- I. CALL TO ORDER
- II. PREVIOUS MEETING(S) MINUTES – July 21, 2020
- III. HOA MEMBER SPEAKING OPPORTUNITY
 - A. HOA member speaking on agenda items only.
- IV. MANAGEMENT REPORT (IF ANY) – Resource Property Manager
- V. FINING AND APPEALS REPORT (IF ANY) – Resource Property manager
- VI. LEGAL ITEMS/REPORT (IF ANY) – Resource Property Manager
- VII. COMMITTEE REPORTS/DISCUSSIONS (IF ANY)
 - A. ACB Committee – Stephen Rideout
 - B. FINING & APPEALS Committee – Paul Foreman
 - C. WELCOME Committee – Carolyn Remol
 - D. SOCIAL Committee – Denise Peters – Waterslide party postponed until further notice
 - E. SAFETY & SECURITY Committee – Meenak Chairman
 - F. RE-CERTIFICATION of committee chairs and members
- VIII. OLD BUSINESS
 - A. SSL cert for website (approved) Renee & John & Kevin
 - B. Website backup (approved) Renee & John & Kevin
 - C. Gate pavers cleaned when landscaping completed (approved)
 - D. Framingham pine tree removal (approved) waiting permit
 - E. Select location for installation of wood “bullards” conservation area (prevent off road vehicles from entering WH easement)
 - F. Framingham culvert repairs – bids requested
 - G. 12828 Castlemaine – Magnolia tree planted?
 - H. Message board – possible water intrusion, musty and LED lights are not bright enough to illuminate sign at night.
 - I. Entry gate project –
 - 1. Landscaping – On site nursery visit, determine plant bed sizes, plant density for each, hardscapes.
 - 2. Finalize landscape contract, commencement date.
 - J. Finalize landscape maintenance contracts (WH & Shared)
 - A. Homeowner HOA newsletter - WH FAQ's - Caroline
 - 1. Hurricane Preparedness – Power outages, gate entry, lift station
 - 2. Homeowner communication – sign up on website
 - 3. Yard sign removals
 - 4. Picking up dog waste
 - 5. Illegal dumping in wetlands and conservation areas

- 6. Watering days and times
 - 7. Reserve study findings
- K. Covenant Changes – proceed to member vote after COVID 19 restrictions lifted
 - 1. Nuisance Clause(s) - approved
 - 2. Irrigation Correction – approved
 - 3. Wetland/Upland/Conservation maintenance – approved
 - 4. Visibility/Section 18 – approved
 - 5. Removal of Nominating Committee – approved

- IX. NEW BUSINESS
- X.
 - A. BOD meeting options - Zoom
 - B. Shared landscape replacement – budgeted for monument and median at Racetrack & Repron. Discuss funding 2021 budget.
 - C. Fountain maintenance contract. Review , approve \$125 QTR
 - D. RESERVE STUDIES – SHARED – John
 - E. SHARED 2021 budget preparations – due August BOD meeting - John
 - 1. SHARED sidewalk maintenance/repair - 2021 budget
 - F. WH 2021 budget preparations due September BOD meeting – John
 - 1. WH sidewalk maintenance/repairs – 2021 budget
 - 2. Tree Trimming – 2021
 - 3. Conservation trimming of invasives – 2021
 - G. Website overhaul/updates
 - H. Code of Conduct – Board and revisit the Nominating Committee - Caroline

- XI. HOA MEMBER DISCUSSION
 - A. Opportunity to recommend future agenda items
- XII. NEXT BOD MEETING September 24, 2020. Location TBD
- XIII. ADJORN MEETING