

West Hampton Home Owners Association, Inc.
Board of Directors Meeting
September 24, 2020
14112 Lincolnshire Ct
6:30 PM

AGENDA

- I. CALL TO ORDER
- II. PREVIOUS MEETING(S) MINUTES – August 27, 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 – rollout and distribution of new homeowner packages.
 - D. SOCIAL Committee – Denise Peters - All community events (Back to school Waterslide, Fall Fest, Holiday Hayride) cancelled until further notice due to Covid pandemic.
 - E. SAFETY & SECURITY Committee – Meenak Chairman
 - F. RE-CERTIFICATION of committee chairs and members
- VIII. OLD BUSINESS
 - A. SSL cert for website COMPLETED
 - B. Website backup COMPLETED
 - C. Gate pavers cleaned when landscaping completed (approved)
 - D. Framingham pine tree removal - Review, approve Davey quote, schedule ASAP.
 - E. Select location for installation of wood “bullards” conservation area (prevent off road vehicles from entering WH easement) - Meenak
 - F. Framingham culvert repairs – quotes in progress
 - G. Entry gate project –
 - 1. Landscape - final draft in progress
 - 2. Irrigation – complete assessment and repairs
 - H. Finalize landscape maintenance contracts (WH & Shared) With Attorney for review.
 - I. Homeowner HOA newsletter - WH FAQ's - Caroline
 - J. 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 meetings 2020 - October 22nd, November 12th or 19th, December no meeting.
B. SHARED 2021 budget complete – approve, send to SH for review.
C. Shared sidewalk grind/replace quote. - Marty
D. WH 2021 budget under review with RPM.
1. All Weather Tree & Landscaping quotes for annual, biannual maintenance of Phase areas 1, 2 and 3. – Marty
2. Need certified Arborist for parkway tree trimming recommendations. - Renee
E. 12609 Stanwyck – review quote to grind stump, replace sod.
F. Fence extension for right side of entry gate (need estimate) Renee
G. WH Signage cleaning & painting (Sankey Home Services quote) (other quotes?) Renee
H. Shared landscape - quotes to update landscape at median and/or monument at Racetrack & Reptron.
I. HOA Common area surveys – permanent markers for reference. Process in place if removed and have to resurvey.
J. Adopt a Pond – Marty, move forward with process.
K. Website overhaul/updates

XI. HOA MEMBER DISCUSSION

- A. Opportunity to recommend future agenda items

XII. NEXT BOD MEETING October 22, 2020. Location TBD

XIII. ADJORN MEETING