

West Hampton Home Owners Association, Inc.
Board of Directors Meeting
March 25, 2021
14112 Lincolnshire Ct
RPM hosting by ZOOM
6:30pm

Register in advance for this meeting:

https://zoom.us/join/zoom/register/tJAsd-6opzpjHdJqT_q70PZHa7VXA9KZAsty

After registering, you will receive a confirmation email containing information about joining the meeting.

AGENDA

- I. CALL TO ORDER
- II. PREVIOUS MEETING(S) MINUTES – February 25, 2021
- 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 – meeting held March 23, 2021
 - B. FINING & APPEALS Committee – Paul Foreman
 - C. WELCOME Committee – Carolyn Remol
 - D. SOCIAL Committee – Denise Peters
 - E. SAFETY & SECURITY Committee – Meenak Chairman
 - F. RE-CERTIFICATION of committee chairs and members if needed.
- VIII. OLD BUSINESS
 - A. SHARED BUDGET 2021
 - B. Carriage light restorations
 - C. Fence extension for both sides of entry gate – Approved, scheduled?
 - D. Complete beautification project – dead end Castlemaine – vinyl fence to hide wooden fence. Approved, scheduled?
 - E. Framingham culvert repairs – Approved, scheduled?
 - F. HOA common area boundary surveys – identify permanent markers for reference. Complete.
 - G. Millennium – Completion of landscape project at gate. Additional irrigation and sod should be complete week of 3/22/21.
 - H. Millennium – treatment of ant mounds. 1. SH to WH gate. 2. Racetrack to SH 2nd entrance. Scheduled?

- I. Covenant Changes – proceed to member vote after COVID 19 restrictions lifted (INCLUDE IN ANNUAL MEETING MAILER)
 - 1. Nuisance Clause(s) - approved
 - 2. Irrigation Correction – approved
 - 3. Wetland/Upland/Conservation maintenance – approved
 - 4. Visibility/Section 18 – approved
 - J. County – HOA street tree letters – homeowner selections
 - K. Standing water street repair – Stanwyck – tabled until after Framingham culvert repair
- IX. NEW BUSINESS
- A. Small Message board for incoming neighborhood traffic.
 - B. WH HOA proper communication tools - attorney advised against using social media, instead utilize message boards, official WH HOA website (contact submissions and email updates to registered homeowners) and/or email issued by RPM Property Manager. WH HOA does not have an official Facebook, Instagram or Twitter page/account.
 - C. ACB Forms – Simplify application form based on type of exterior modification, include information on required documents, photos for each type of modification. Improve completed application submission rate.
 - D. SH Workshop – 2022 SHARED Budget – Tabled, waiting on completion of financial audit.
 - E. SH workshop – shared landscape. 1. around tot lot. 2. Racetrack monument and medians. Tabled, waiting on completion of financial audit.
 - F. SH Workshop – Review of Shared Agreement. Tabled, waiting on completion of financial audit.
 - G. Annual meeting 2nd notice to be mailed no later than April 7, 2021. Include ballot, proxy and information on four Covenant changes:
 - 1. Nuisance Clause
 - 2. Irrigation Correction
 - 3. Wetland/Upland/Conservation maintenance
 - 4. Visibility/Section 18
 - G. Nominating Committee as per bylaws – One board member and two community members.
 - H. Update gate photos on website.
- X. HOA MEMBER DISCUSSION
- A. Opportunity to recommend future agenda items
- XI. ANNUAL Meeting: April 22, 2021 at 6:30pm to be held by ZOOM or at Maureen B Guazza Library if room reservation restrictions are lifted.
- XII. NEXT BOD MEETING: Immediately following Annual Meeting, April 22, 2021,
- XIII. ADJORN MEETING

