



**MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS**

The regular meeting of the Board of Directors was called to order on September 19, 2017 at 7:00 P.M. in the community clubhouse as set forth in the notice of meeting fixing such time and place. Notice of this meeting was posted on the community bulletin board forty-eight hours prior to the meeting.

Quorum verified by Board Members attendance as follows:

Present: Gary Goodenow President
Bill McDermott Vice President
Ryan Waters Treasurer
Rob Brown Secretary
Mindy Franchell Member

Also in attendance: Homeowners: Kamal & Cindy Behnam, Luther & Emily Christofoli, Georgee Hesse, Bryan & Kelim Sturm, Kristie Gover, Joe Flask, Donna O'Meara, Kim Holland, Daniel Hhaing, Venkatesh Vijapura, Tony and from Marsh Landing Management Company: Debbie Koteles.

Reading and approval of previous meeting minutes:

Ryan Waters moved the minutes for the Meeting of the Board of Directors on August 15, 2017 be ratified as approved via email.. Bill McDermott seconded the motion which carried.

Property Manager Report: Debbie Koteles presented the Management Report as submitted in the Board Packet. Gary Goodenow moved the Board hire a company to do the pressure washing at the amenity center. Ryan Waters seconded the motion which carried. The Board also agreed not to purchase commercial grade pool cleaning equipment and Debbie Koteles is to get analyses of the pool and move forward with proposals for the rehab of the pool once the Board approves the RFP.

Old Business:

- Gate Sentry: Gary Goodenow reported on the lack of participation from the community in using the Gate Sentry system, at this time only 20% of the community is using the program. A dead line has been set for October 31st 2017 for all residents to register. If not registered by November 30, 2017 visitors will be turned away and resident bar codes will be deactivated.
- Survey: Gary Goodenow reported the survey has been placed on the web site containing 9 questions and a comment section for owners to respond on other issues of concern.
- Storm Drain Repairs: Bill McDermott reported on the two areas within the community that need repair.

New Business:

- Fire Station Update: Mindy Franchell reported on her conversation with City Councilman Danny Becton concerning the proposed fire station for the area. Danny Beaton would like to meet with the Hampton Park community on October 4, 2017 to discuss the issues concerning the new fire station and the PUD. A representative from the Skinners will also be attending the meeting. The Board agreed on the October 4, 2017 meeting setting a time for 6:30 pm. Debbie Koteles will post the meeting on the reader board.
- Landscaping: Gary Goodenow stated the Board will table working on an RFP this fall and defer it till 2018.
- Rob Brown brought to the attention of the Board and MLMC the light at the inbound column is out and the lights were on at 6 pm this evening.
- Lights on copula: The Board requested pricing of changing the lights to LED fixtures and the color must be an off white.
- Debbie Koteles will get proposals on the repair of wood framing around the amenity center. Several areas have wood rot.

Board Adjourned: The Board adjourned at 8 PM. The next Board meeting will be on October 17, 2017

Floor Open for Homeowner discussion as time permits:

- It was reported by a resident they are having issues with the Gate Sentry system, they are not receiving notification by phone concerning their arriving guest.
The resident also reported on the problem of dog waste being left in her yard. They also requested information on the Board moving forward with approving artesian wells in the community.
- It was brought to the attention of the Board the JSO on duty was acting in an unprofessional manner when giving a failure to stop ticket to their daughter. The residents felt the officer was arrogant.
- A letter was read to the Board concerning Traffic Enforcement in the community complaining on the presence of JSO stating data was not supplied to justify having JSO in Hampton Park. The resident requested the Board have a professional traffic study done.
- A resident thanked the Board for their service and suggested JSO concentrate on the speeding in the community.
- A resident thanked the Board for their service stating good things are being done to help the neighborhood.



Management Report October 2017

1. Work Orders submitted for the past month:
 - Light Check
 - Pedestrian Gate Repair
 - Guard House Light Repair
 - Kitchen Door, Loose Handle
 - Light at Bridge, Column on the Right, Maintenance reported they are changing the Light Fixture.
 - Pool Maintenance cleaned the tiles around the pool.
 - The light poles are being changed out to LED light fixtures.
 - Painting of the entrance caps completed.
2. Requested a complete overhaul proposal for the pool from Rick Arsenault once received I will request two more from other companies to be able to compare.
3. I met with Weiser Security on October 11 for our monthly meeting. I explained to Jenny Pollard several concerns I have about the Guards performances.
4. I have been preparing an RFP for Security. Service for Board review.
5. Obtained a proposal for pressure washing the amenity center for Board review.
6. Spoke with Fire Marshall and received the code information for tree height and house numbers for the county.

Respectfully submitted
Debbie Koteles, CAM