

The Hamptons Homeowners Association

THE HAMPTONS SOUTH EAST EDMONTON HOMEOWNERS ASSOCIATION

MEETING MINUTES

Thursday, September 13, 2018 at 7:00 p.m.

at Starbucks 6226 199 Street

Edmonton, Alberta

AGENDA

1) Meeting Call to Order and Establish Quorum

At 7:10 pm. Quorum confirmed. Present: Jason, James, Kim, Michele, Keith, John, Lori Joseph(Esq) Regrets: Matthew

2) Review and Approval of Agenda

Motion to approve agenda. Moved Michele. Seconded James.

3) Review and Approval of the Minutes of Previous Meeting – Aug 8, 2018

Motion to approve minutes as circulated. Moved by Kim. Seconded by James.

4) Business Arising

i) Fountain Update – Jason

ii) Task List Review – All

Board review of task list. Continue to follow up on outstanding items.

Board discussed SPIN. Joseph (Esquire) to explore how much usage we might need; and if there are potential savings potential for the HOA.

Esquire to follow up on if there might be any ways to reduce banking fees.

Board closed items 2, 3, 4, 6, 7, 8.

iii) Treasurers Update – Michele

HOA has a positive bank balance (\$320,000), has limited outstanding accounts payable (\$45,000) and we are managing within expected budget. We have a good balance (\$67,000) in our contingency account.

The Hamptons Homeowners Association

iv) Arrears collection update (PCR/Arrears Graph) - All

We sent 190 files to collection, with 102 paid in full. About 52% repayment rate. Some homeowners have been upset; however, in general the new collections method seems to be working. Going forward, Board feels this approach is worth continuing to ensure collections and timely payment continues. Board to review what is outstanding at the end of the year – and to determine best timing for collections processes (perhaps not same time as new year fees).

A number of houses have gone into foreclosure; if we have caveats filed, the HOA should be in good position to collect outstanding amounts if possible.

v) Landscaping Update – Keith

Planters were better this year; we are exploring replacement of the flower pots. Board discussed that the flowers have now been removed; will post that area residents are free to take the empty pots.

Shrub bed were replaced near the school. Will be looking at all flower beds and determine which 6-10 beds to prioritize for next year; each bed will cost between \$300-\$600 to refresh if needed.

Items to take to the City of Edmonton: Bridge –Need the City to seek out repairs for safety purposes. Will explore the gazebo and picnic tables. Lake at 199 Street needs to be better managed for shrub and weed growth. **ACTION – Kim to follow up with City of Edmonton to see what is possible**

Noted that the City has done a better job this year getting grass cut this year than previous and it is easier to determine based on information they are sharing with the HOA on what is being cut; and what is the oversight of the HOA to cut.

vi) Fountain Update – Jason

Power has been installed. Epcor needs to connect to the panel. Last step is to directional drill and connect at pond. Noted that a muskrat has been seen in the pond. Will need to check if he is still there in the spring and may need to be relocated. Everything ready for spring!

5) New Business

i) Resident Suggestions – Welcome Letter / Homeowner transitions

The Hamptons Homeowners Association

When new area residents take possession of a home, residents have suggested that it would be nice to have an introduction sent to new homeowners. Esquire may have a letter that they send. **ACTION: Joseph to follow up to get a copy of the letter for Board to see if communication or changes may be needed.**

Board discussed that we often don't know when homes transition. On occasion, lawyers are starting to reach out to determine if fees are outstanding. Possibly think about a section for new homeowners.

ii) Facebook/Communications Update - Michele

We have about 280 followers on our Facebook page; have been posting general community interest items; like when construction is occurring, reminders that may be of interest to homeowners, links to website and frequently asked questions. Homeowners are interacting with the Facebook page. Board suggested some topics for posting – like Halloween, area safety, things to prepare for season changes at the house, doggie bags.

There have been a spike in website visits since collections have started. Regular website stats are available. **ACTION Jason to share with Board.**

6) Meeting adjourned. 8:05pm Next Meeting Date: **November 8, 2018, 7:00PM Lewis Estates Golf Course restaurant.**