

October 23, 2020

Hamlet Property Owners,

I want to let everyone know the ballot to repeal the second paragraph of Section 11.2(a) passed 31-7 last night. This is a momentous occasion from the sheer fact of the level of homeowner participation. I want to thank Roman for his leadership and determination in raising the issue and organizing the community. Additionally, Isabelle Doris, the Hamlet HOA Secretary pulled off a spectacular feat in organizing the first absentee balloting for us all. Finally, I tip my hat to homeowner, Erin Leong, in bringing the Hamlet HOA website up in such a timely fashion. I do not want to forget the participation of all the homeowners to come together and build a community before our very eyes.

It has been a difficult year for all of us with the pandemic and the financial pressure of annual budget processes. After the vote last night, an informal discussion brought up the need to develop a plan of action going forward. Next Thursday night October 29th, we will complete the Board of Directors Meeting from October 1st. The budget will be discussed by the Board and community attendees. Then the Board will vote a budget to submit to the community for ratification. To reject the budget will require 22 votes against the budget at the Annual Meeting on November 12th. If rejected the current fiscal year budget will be in effect until a 2021 budget is ratified. To accept and ratify the Budget requires no further action by the community after next Thursday's Board meeting budget approval by the Directors. Next week's meeting will be busy and public commenting restricted by time limits.

I forwarded our election documents and outcome to the HOA law firm, MSK, Inc. The attorneys will review the paperwork and certify the vote to insure compliance with our governing documents, the Declaration and the Bylaws, plus Vermont State Law governing common interest communities like the Hamlet. One important point is to understand the Hamlet is a Planned Unit Development very similar to a Condo Association. We have shared, common infrastructure and unique regulation which is governed by Federal, State, and Local laws. Insurance coverage requirements are a good example of the complexity of Common Interest Communities.

The complexity of the change resulting from the amendment passage will require focus on everyone's part. Various questions have come up from property owners. From our discussions, last night I am establishing a Hamlet Transition Committee to begin mapping the process working out the analysis and creation of a scope of work and timeline to direct our transition to home owner maintenance like painting versus common shared expenses like plowing going forward. The committee will be providing weekly status updates to me and the community. The website will be a great tool to keep everyone informed. The new budget does not take effect until January 1, 2021.

The amendment change last night does not in any way reduce a homeowner's maintenance responsibilities and its incumbent financial obligations to comply with the HOA Declaration, Bylaws, and Rules & Regulations. I would be remiss to not point out once again. The very section, we amended last night, has as its very last subsection 11.2(c) — giving the final authority of maintenance responsibility to the HOA Board of Directors with a 30 day notice to complete the maintenance at the property owners expense. I would anticipate everyone using the Hamlet Reserve Study to estimate their financial obligations and establish a savings plan or adequate financial portfolio to cover the future maintenance of the dwellings.

One final note is to remind everyone to send their nominations for three new Board of Directors to Kate at Appletree or to Isabelle Doris, HOA Secretary for next week's Board meeting. The hope is to have a absentee mail-in ballot for the new directors for the upcoming November 12th Annual Meeting.

This is rather lengthy and detailed letter. I will make myself available for phone visits with any interested owners. Send me an email and we can coordinate a time. On the subject of emails, I ask that we all be respectful of other homeowners' rights to privacy and refrain from broadcasting news or thoughts or questions to copied email strings. If one does not have written permission to broadcast or store a person's email address, one should not assume the right to use another person's email address in our messaging to one another. Apologies in advance for nagging.

Ron Bomer
Hamlet HOA President