

Minutes of the Hamlet HoA Special BoD Meeting ** DRAFT **

Thursday, June 4, 2020 6:00-8:10 PM

via Zoom Video Conference

Attendees: Ron Bomer (President), Nancy Margi (VP), Dee Beers (Treasurer), Isabelle Doris (Secretary), Reed Carr (Director), Kate Kinney (Prty Mgr), Tim and Gayle Scatchard representing homeowner Ryan Scatchard, Angela Morales and Erin Westphalen (homeowners), Rebecca Randall (homeowner), Elizabeth Logan (homeowner).

The President, Ron Bomer, called the meeting to order at **6:05pm**.

Modifications to the agenda:

The approval of the minutes of the BoD meeting of April 2nd 2020, and the Agricultural and Horticultural committee agenda item are pushed to the next regular BoD meeting in July, 2020.

The meeting started with each participant introducing themselves; many are new to the association.

Electrical Service Discussion with impacted homeowners:

The President gave a background of how the homeowners in the residential section of the Hamlet development took control of the Board of Directors in 2018; how they worked with the town, lawyers, Village Associates and PMA to collect as many relevant documents and records; how the development's original design was amended such that today it comprises 45 lots, including 43 units - 40 of which are owned by independent homeowners - and 2 undeveloped lots.

The directors explained that the garages of the bungalow lots are owned by the owner of the bungalow's upstairs apartment; one garage space (A) is assigned to the owner of the dwelling, while the other two spaces (B and C) are assigned to the garage-less lots with deeded easement rights. This applies to the orphaned garages assigned to the two undeveloped lots.

The president explained how in August 2019, the new owner of a bungalow with three garages took over the electrical service and noticed anomalies with the electrical bill. The full electrical layout was only clarified recently. The HOA had been paying for the electrical service to the eased garage spaces, as well as exterior and porch lights (past billing total of \$15,000.00).

A homeowner asked a question about the electrical bills: why the discrepancies in monthly cost between the different garage spaces ? The directors answered that it may depend on building exposure and private usage of appliances.

Rebecca Randall asked the Property Manager for the electrical bills charged to the HOA, and for a copy of the bylaws.

A homeowner asked about spot A's electrical bills; the President explained the garage at spot A is part of the electrical account for the upstairs apartment.

Homeowners asked if they could pay a fee to the Association instead of retrofitting the meters. A director explained that the HOA is not allowed to operate as if it was a utility and track the electrical usage. It therefore cannot pay ahead and then collect a fee.

A homeowner asked to clarify how the meters are currently distributed in those garages. The president answered that the upstairs apartment and assigned garage (A) are on one meter, while garages B and C are on another meter.

A homeowner asked how the exterior lights would be assigned. The board answered that the exterior lights for upstairs and garage A would continue to be assigned to the residential unit. The board will need to discuss which meter the light on garage C will go with.

The homeowners on the call asked the Property Manager to get multiple quotes. The Property Manager offered to get a couple more quotes and pursue synergy for a bundle price for the install of 4 meters instead of just one by one. The homeowners are welcome to bring forward their own contractors names and quotes. The property manager must approve the contractors chosen by the homeowners to perform the work.

A homeowner asked about liability due to these mismanagements. The Board advised the members that the HOA attorney instructs individuals to discuss the issue with their attorneys.

A homeowner asked when the new meter installs were due. The president answered that we are flexible and we want to cooperate.

A homeowner asked the board of directors to provide clear language of what to ask an electrician in order to quote the work appropriately.

A homeowner asked the Property Manager to provide the details of the current \$1,500.00 quote.

Legal matters:

Motion for the board to go into executive session to discuss legal matters.

Moved: D. Beers

Seconded: R. Carr

Carried.

Motion that the board exit the Executive Session.

Moved: I. Doris

Seconded: R. Carr

Carried.

Motion that a special assessment to fund the repair of the damaged sidings on two lots in the amount of \$51.75 a month, starting in August 2020 and for a period of four months, be placed on the agenda for discussion at the July 2, 2020 BoD meeting; that the Association will if necessary borrow from its operating cash ahead of the special assessment being fully funded.

Moved: R. Carr

Seconded: N. Margi

Carried.

Motion to adjourn.

Moved: D. Beers

Seconded: I. Doris

Carried.

Meeting adjourned at **8:10pm**.

Respectfully submitted,

Isabelle Doris

The Hamlet HOA Secretary