

Agenda

The Hamlet HOA Board of Directors Meeting

Thursday, October 1, 2020, 6:00-8:00 PM

Online Meeting Hosted by the Chair using Zoom Video Conferencing

Dial in number will be distributed by email next week

This is a Video conference call. Phone calls are not supported.

Send questions and comments for the Board to Kate Kinney

Old Business

6:00 Approval of Minutes and Amend Agenda

- Approve draft minutes of last meeting
- Community Comments - Speakers will share the time space equally

6:10 Financial Status review

- Treasurer report
- 2021 Budget submission - Beer, Carr, and Kinney
- Reserve Study impact
- Review maintenance protocol

6:25 Community rules, regulations, and Architectural/Horticultural Control Policies

- Draft document discussions
- Consideration for accepting a draft policy statement on the Hamlet Rules and Regulations
- Inclusion of Leasing rules and regulations discussion for Annual Meeting ballot approval

6:50 Electric service discussion

- Review issue
- Discuss
 - Status of electrical modifications by Village Associates
- Draft new assessment motion pending discussion

7:00 HOA Legal status discussions to include:

- President status report
- Stormwater system issues
- Electric infrastructure
- Marketable Title impacts
- Recent MSK legal correspondence to Village Associates counsel
 - Includes landscaping
 - Home flooding
 - Solid waste management
 - Subdivision rules and regulations

New Business

7:10 Annual Meeting election and balloting process

- Mail in balloting on all voting matters
- Secretary will be the election administrator
- Appletree Bay will provide support services

7:30 Legal Issues in executive session, if needed.

(only Directors, Officers, and invited guests may attend.)

- **Motion 1:** Move that the discussion of on-going transition legal issues should be done in the executive session.
- **Motion 2:** Move that the Board enters the executive session to discuss the legal matters regarding electric service modifications, reserve balance, siding repair service, delinquencies, stormwater expertise, and response to the Developer's attorney.
- **Motion 3:** to exit executive session

Close Executive Session

Action items

- If needed.

7:55 Review Action Items and Next Meeting Details

8:00 Adjourn

**Robert's Rules invoked.*