

HAMPTON VILLAGE - HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
July 31, 2019
North Natomas Library - 4660 Via Ingoglia, Sacramento

MINUTES

1. CALL TO ORDER/ROLL CALL/POSTED AGENDA: The meeting was called to order by President Kozlowski at 6:30 PM. It was confirmed that the agenda was posted at the community bulletin boards within 4 days of the meeting per Civil Code. There were approximately seven (7) homeowners in attendance.

Board Members Present:	President	Frank Kozlowski
	Vice President	Lor'rie White
	Secretary	Vacant
	Treasurer	Stefan Harbov
	Member at Large	Adrienne Hall
Management Trust:	Deanna Themoleas	Community Manager

2. EXECUTIVE SESSION: The Board held an Executive Session before the Annual Meeting to discuss the following items:

- Third Party Contract
- Delinquent Accounts
- Legal
- Approval of March 27 and July 23, 2019 executive minutes

3. PRESIDENT'S REPORT: President Kozlowski provided his report and update on the following items:

- Construction Repairs – City of Sacramento has approved scope of work for repairs and the Board will be reviewing proposals for these repairs and provide an update at the September 25, 2019 board meeting. Repairs are scheduled to be completed within one (1) year of commencing.
- Community Mail Boxes were replaced Theft and Replacement
- Maritime Wall Repairs / Tree Removal
- Pool and Spa Repairs
- Gates will be closed at all times

4. FINANCIAL REPORT: Management review the June financials and informed the members that income exceeds expenses by \$5,859.01.

5. UNCONTESTED ELECTION: If after the close of nominations, the number of qualified candidates for Board positions equals or is less than the number of Board positions to be filled by the election, the board may declare those candidates elected, and written ballots for the election of Directors shall not be distributed for that year.

General Notice of the results of the election shall be provide to the Members in the same manner as the results of contested Director elections. Currently, there are two Board seats open and available to be filled by election.

The Board appointed Kulwinder (Kal) Chahal and Stefan Harbov to the Board of Directors.

The Board motioned and approved the following board positions.

President	Frank Kozlowski	Term 2018-2020
Vice President	Lor'rie White	Term 2018-2020
Secretary	Adrienne Hill	Term 2018-2020
Treasurer	Kulwinder Chahal	Term 2019-2021
Member at Large	Stefan Harbov	Term 2019-2021

6. IRS CARRY-OVER RESOLUTION 2019: The annual IRS Resolution (required by IRS Ruling 70-604) shall also not require a quorum, but shall be adopted if the majority of the members casting valid written ballots pursuant to Section 3.4(or voting at a duly noticed meeting of the members) approve it. The members motioned and approved the 2019 IRS Carry – Over 4 to 3

7. OPEN FORUM: The following topics were raised:

- Ants -Pest Control
- Construction Repairs - Balcony
- Exterior Lighting Issues
- Ring Door Bell System

8. ADJOURNMENT: The meeting was adjourned at 8:30 PM. The next meeting will be held on September 10, 2019.

Respectfully submitted,
Unofficial until approved and dated

Prepared by:
Deanna Themoleas, CCAM



Attested to:



Board Member

10-22-19

Date Approved
