

# HAMPTON VILLAGE HOMEOWNERS ASSOCIATION

## Executive Session Board Meeting

October 22, 2019

*Raley's Center 4650 Natomas Blvd, Sacramento, CA*

\*\*\* EXECUTIVE SESSION \*\*\*

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### MINUTES

1. **CALL TO ORDER:** Board President, Frank Kozlowski, called the meeting to order at 6:00 P.M.
2. **ROLL CALL:** The following members and management representatives were present unless noted absent:

Frank Kozlowski	President/Secretary
Lor'rie White	Vice President
Kulwinder (Kal) Chahal	Treasurer
Adrienne Hall	Secretary
Stefan Harbov	Member at Large
Deanna Themoleas	The Management Trust
Shawn Strohman	Roebbelen Construction
3. **MINUTES OF PRIOR MEETING:** The Board motioned and approved the minutes of July 31, 2019, October 17, 2019 and October 9, 2019 as drafted.
4. **DELINQUENT ACCOUNTS** – After discussion and review the Board motioned and approved the following actions:
  - A. **3301 N. Park Drive #1413 – Holland** – The Board motioned and approved this account for small claims action.
  - B. **3301 N. Park Drive #3914 – Itano and Sasaki** – The Board was informed that Allied Trustee stated that this owner has not be serviced for the small claims action. The owner is making partial payments and Allied Trustee will continue to pursue to serve this owner for small claims.
  - C. **3301 N. Park Drive # 1013 – Nixon** – The Board was informed that this account has filed bankruptcy on August 19, 2019 and Allied Trustee has recommended that the Association speak with counsel regarding future action on this account. Management will provide all information regarding this account to Treasurer Chahal for his review.
5. **Owner Request to Waive Fees:**
  - A. **3301 North Park Drive #3016 – ARC** – The owner requested that the compliance fines be waived since the previous owner did receive architectural approval for the patio area. Management did provide the Board documentation indicating that the prior owner's architectural application was approved. The Board directed Management to submit all documentation to Board Member Harbov who will review to determine if the application was approve an no alterations were made from the new owner.
  - B. **3301 North Park Drive #3111 – Late Fees** – The owner submitted in writing their request to have the late fees waived. The Board reviewed the request and motioned and approved to waive \$96.00 of the late fee, the owner's payment plan to pay \$50 - \$100 with each future monthly assessment until the past due is paid in full.

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The Board motioned and approved to assess the late fees if this payment is defaulted or the past due is not paid in full. The Board motioned to deny the owner's request to receive a community fob at no cost. The owner will need to purchase the community fob.

C. **3301 North Park Drive #4211 – Tow Reimbursement** - The Board reviewed the request from the resident of #4211 to be reimburse for the tow expenses that occurred on October 13, 2019. The Board motioned and approved to deny since the owner did receive a prior notification on Saturday October 12, 2019.

6. **3301 North Park Drive #3812 & #1212 – Ceiling Cracks** - After discussion, the Board motioned and approved to inform the owner of Unit #1212 that the cracks within the ceiling are considered wear and tear as the same for unit #3812.

7. **Compliance Hearing – 3301 North Park Drive #1815 – Noise Issues** - The owners were present for the hearing regarding noise nuisance coming from unit #1815. The owners informed the Board that their son resides at the unit and was not home on the when these noise incidents occurred. The Board motioned and approved to assess a fine of \$100.00 for any future noise nuisances that Management receives in writing.

8. **ADJOURNMENT**

The Board adjourned at 6:25 P.M. to begin the open Board Meeting and reconvened at 7:45 P.M. and adjourned at 7:50 P.M.

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*Not official until signed/dated.*

***Respectfully Submitted,***



Board Secretary



Date

*Prepared by Deanna Themoleas, CACM  
Community Manager*



The Management Trust