

HAMPTONS AT HARBOUR POINTE CONDOMINIUMS

5300 Harbour Pointe Boulevard, Mukilteo, WA 98275

Board Meeting Minutes Hamptons at Harbour Pointe Club House 10/01/19

BOARD MEMBERS PRESENT: John Wahl, Brenda Wahl, Steve Bell via speaker phone, Kevin Holst and Dr. Said Sokhandan

PROPERTY MANAGER PRESENT: Stan Kuligoski

OWNERS PRESENT: None

Meeting called to order at 5:10 pm and a quorum was met. Minutes from previous meeting on August 5, 2019 were reviewed and approved. The Board voted and agreed to remove former Board Members, Mary Ong, Toni Grewing, and Jackie La as signors on Hamptons at Harbour Pointe HOA trust accounts and voted to add the following new Board Members as signors: Steve Bell, Kevin Holst and Dr. Said Sokhandan.

I. FINANCIALS:

- a. Account balances reviewed and accepted.
- b. Minimal delinquencies, and reserves are building nicely.
- c. Annual budget for 2020 reviewed and approved by the Board with no increase in monthly dues. The annual budget ratification meeting has been scheduled for November 19, 2019, 6:00 pm at the City of Mukilteo Administration Offices.

II. MANAGEMENT REPORT/OLD BUSINESS:

- a. New entry sign and building identification signs have been installed.
- b. Landscape improvement bids were reviewed and the Board voted unanimously to move forward with Premiere Lawn Services bid proposal. Improvements will start late October, 2019.
- c. Block Watch signs have been received and will be installed throughout the complex.
- d. Our new American Flag has been installed at the entry.
- e. The Reserve Study was reviewed and the Board will continue to target and budget for future maintenance projects.
- f. The Board discussed options of investing a portion of our reserves. Once signature cards are signed by the new members the Board will vote on investment locations.

III. NEW BUSINESS

- a. One of our main goals is to improve security throughout the Hamptons community. Kevin Holst will be walking the property to target dark areas that need additional lighting. Kevin is also contacting different security companies for additional ideas and possible installation of security cameras in select areas. Steve Bell will continue to update our new website www.hamptons-hoa.com to promote better communication and security throughout our community.
- b. House Rules are being reviewed to add additional procedures for owners who currently rent out their units. The intent of the Rules and Regulations of The Hamptons at Harbour Pointe HOA is to promote common sense and courtesy in the member's actions and attitudes. They are not meant to limit conduct, but rather to protect the common interest in the property, to provide an avenue of relief for problems, and to serve as guidelines for effective operation of the buildings. It is important to remember that in a condominium community such as ours, each member must protect and regard the rights of all other owners and residents to a quiet and peaceful home.

The annual budget ratification meeting has been scheduled for November 19, 2019 at the City of Mukilteo Administration Offices. Meeting adjourned at 6:00 pm.