

HAMPTON RIDGE COMMUNITY ASSOCIATION

Board of Directors Meeting

Date: **May 18, 2026**, Time: **6:00 p.m.**

Place: **Northern Regional Recreation Center Huntersville North Carolina**

Attendance: Beryl Jackson(President), Natalie King (Vice president), Dina Ringel (Secretary), Gina Merrell (Treasurer), Cynthia Lauture At Large and Nominating Committee, Premier absent

ITEM I. Meeting Called to Order -

- A. Reading of Minutes/Approval -April minutes
- B. Motion to approve minutes: Beryl, Seconded by Gina, all in favor, motion passes

ITEM II. Select Report of Officers

- A. President/Landscape
 - a. Leadership Changes - Introduce new board member At Large – Cynthia Lauture
 - b. Landscape
 - i. No report
 - c. ARC
 - i. Hannah Sherrman applied to join ARC
 - ii. Motion to appoint Hannah to ARC: Beryl, Seconded by Dina, all in favor, motion passes
 - iii. Homeowner requested a speed hump on Castlehill and Hampton Trace
- B. Vice President
 - a. Pool
 - i. Pool inspection completed and passed
 - ii. Concrete decking and floors inside bathrooms have been re-done
 - iii. Pool Opening Update-Memorial weekend (May 23)
 - iv. Chairs status (review budget) –
 - 1. Several chairs had to be replaced due to rusted legs that would stain the new decking.
 - 2. 15 chairs have been ordered and will be delivered early June
 - 3. Mats were bought for rusted table legs to get us through this summer
 - 4. At end of pool season all furniture will be evaluated
 - v. Homeowner asked why the pool fence was replaced and why the gate took several weeks to repair
 - 1. Fence was replaced because it was falling apart and it had to be replaced in order to pass the pool inspection
 - 2. The gate was repaired as soon as the pool committee was able to schedule it. Delays were tied to the lack of volunteers for the committee.
 - 3. The gate will be open all summer because there is no one to open and close it daily.
 - 4. Homeowner asked all neighbors to be diligent to ensure no boat or RVs parked in the parking lot over the summer.
 - vi. Homeowner asked if high cost expenses have to be approved by the neighborhood
 - 1. No. The Board is elected to make those decisions on behalf of the neighborhood
 - 2. The Board follows a rolling 5 year plan that was put together several years ago to anticipate upcoming high expenses and plan appropriately
 - vii. Homeowner recommended the Board look into having the HOA management company perform all functions and take the burden off the Board to make the decisions
 - 1. Board explained there would be a huge cost to this method, and the current dues would not support that.
 - 2. Homeowner requested that the Board get a quote
 - viii. Homeowner requested that the Board get a quote for a third party audit since one has not been completed since prior to 2020.
 - ix. Homeowner asked if the neighborhood is required to maintain the walking trails due to high costs associated with it.
 - 1. Board advised that only \$1,500 were budgeted for trail maintenance for the year
 - 2. Neighborhood does have a fiduciary responsibility to maintain this common open space
 - 3. Homeowners along the trails would not be happy with lack of maintenance
 - b. Communications-Series of Newsletters the past few weeks, Pool info, Nominating committee survey -check your email, register email with Premier

C. Secretary/Social

a. Social Report

- i. Events/dates – Pool party being planned for June 13 from 4-7pm
- ii. Communication methods – FB page, entrance sign, email blasts

D. Treasurer/Financials

a. April Reports see portal

b. Last year there was concern that we would have to borrow from Reserve to pay bills; however, this year we are good to cover all bills through the end of the year.

c. Gina will work with Premier to get access to Charlotte water and research a possible leak from Jan

d. Due to drought conditions, we will not be able to fill the pool if needed and irrigation has to be limited

- i. Homeowner emphasized that all owners need to enforce the no glass policy in the pool to prevent any broken glass

- ii. Board will look into posting signs at the pool

e. Gina will email out financials to homeowners

ITEM III. Unfinished Business

A. Nominating Committee: Status report **June** meeting

ITEM IV. New Business

A. Board discussion: postponed till June meeting

Meeting adjourned