

Hampshire Greens Homeowners Association

Board of Directors Meeting Minutes

Tuesday, July 18, 2023, 7:00 P.M.

The meeting was held via Zoom

APPROVED

Directors Present: Wayne Swann, President; Linda Moore, Vice President;
Greg Hymel, Director; Jasbir “Rani” Chowdhary, Secretary; Melissa
Therrien, Treasurer

Property Management: Shireen Ambush, Abaris Realty; Kaitlyn Ambush, Abaris Realty

Homeowners Present: Rich Dipippo, David Seiler

Call to Order

The meeting was called to order by Vice President, Linda Moore at 7:08 P.M. with a quorum of five Board Members.

Greg Hymel explained the virtual meeting protocols to the group, which included several homeowners. Greg asked all homeowners to be polite, wait their turn, not interrupt other homeowner comments, and to please state their name and address before making their comments.

President’s Report

No Report.

Committee Reports

- Landscape – Greg Hymell noted that the Committee has not met but highlighted the ongoing issue and dispute between the Landscape Committee and the Front Entrance Committee to coordinate the work with Greenskeeper. The Landscape Committee requested a proposal to install annuals at the front entrance pillars of each entry point.
- Finance – None.
- Social – Jasbir Chowhadry presented the Social Committee’s recommendation to increase the budget to \$3,500 and approve the Committee’s recommendation for the food vendor for the Annual Picnic. Wayne Swann made a motion to approve the increased budget of \$3,500 and accept the food vendor recommendation from the Social Committee. The motion was seconded by Linda Moore and carried unanimously.
- Architectural Control – Richard Dipippo reported that the Committee is working through applications with Abaris, and the approval process is going well. Rich commented that a few homes are setting out landscape recycling a few days earlier and requested that Abaris perform their drive-through inspections on Mondays rather than Wednesdays.
- Security – None.
- Website – None.

- Storm Water Management – None.
- Ad Hoc Tot Lot – None.

Open Forum

David Seiler inquired about the policy on large parties and the related parking concerns.

Board/Management Response to Open Forum

Shireen Ambush commented that the Covenants include a provision to allow for temporary parking on the streets, ONLY when parking in the driveway is at the maximum capacity. Melissa Therrien also noted that street access is worse when vehicles park on both sides of the roadway.

Old Business

Approval of Minutes

Dr. Linda Moore made a motion to approve the May 2023 Board Meeting minutes as amended. The motion as seconded by Jasbir Chowhadry and carried unanimously.

16612 Harbour Town Drive – ACC Application Appeal

The Board discussed the appeal from the owner of 16612 Harbour Town Drive for the ACC application denied for replacement windows without grills and agreed to table the decision on this matter until they can hear from the ACC.

Inspections Process Inquiry

The Board discussed the comments from the owner of 16609 Medinnah Court regarding the inspections process and focus list. The Board agreed to discuss the inspections proposal for 2024 during the budget discussion to determine if the service will continue in 2024.

New Business

None.

Adjournment

As there was no further business, Mr. Swann motioned to adjourn the meeting at 7:53 P.M. Dr. Moore seconded the motion, which was carried unanimously.

Minutes respectfully submitted by Kaitlyn Ambush