

The HAMLETS HOA – Annual Board Meeting - Minutes – November 12, 2024 - (6:30pm)

1. Attendees

Board member(s): President – Willie Smiley (Lot-14); VP – Steve Wells (Lot-30); Secretary/Treasurer – (Lot-20) Jim Faulk; ARB members: none, Lot owners: Lot-5 [REDACTED], Lot-28 [REDACTED],

2. Board of Directors

1. Motion to adopt October 2025 minutes. **Vote 3-0**

2. HOA 2025 Annual Meeting

- Officer up for election was the Secretary/Treasurer. The current HOA Secretary/Treasurer was re-elected by acclamation.
- There were no other candidates.
- Proxies submitted were by Lot-22 Kuechler (Proxy to Bryson Lot-47) and Lot-19 Sullivan (Proxy to Faulk Lot-20)

3. Virginia - Property Owners Association - (POA)

1. One home in community is currently for sale and 2 homes have been sold thus far in the community in 2025.

4. Topics Reviewed

- Financial 2025 review / 2026 Budget & Assessment Rate, Reserves, and Collections
- Architectural inspection review, violation data, status of remedies, forms, and processes
- Vendor review and retention
- Common Area review, improvements, and maintenance
- Webpage review, maintenance and advancements

5. Adjournment & Scheduling of next Board Meeting

- Meeting adjourned at ~7:30 pm.
- Motion to not have a December Board meeting. **Vote 3-0**
- Motion for next Meeting to be held on 1/6/26 at 5:00pm. **Vote 3-0**