

THE HUNT CLUB HOMEOWNERS ASSOCIATION INC.
OFFICIAL MEETING MINUTES
BOARD OF TRUSTEES MEETING
Thursday, August 11, 2011

ROLE CALL:	Bill David	Present
	Paul Barlow	Present
	Jerry Cline	Present
	Keith Dando	Present
	Paul O'Donoghue	Present
	Barry Barnett	Present
	Matt Williams	Present

CALL TO ORDER: The Hunt Club Homeowners Association Board of Trustees Meeting held on August 11, 2011 was called to order by Bill David, President of the Hunt Club Board of Trustees, at 6:53 pm.

APPROVAL OF MINUTES: The meeting minutes to be approved at this meeting were those from the April 12, 2011 Board of Trustees meeting.

Bill David made a motion to accept these minutes as stated. Paul O'Donoghue seconded the motion. All were in favor. Motion passed. Meeting minutes approved.

FINANCIAL REVIEW: Barry Barnett supplied the Board members with a copy of the Association financial statement, as of 7/31/11.

Year-to-date, the Association has a Net Income of \$33,768.09 and total reserves of \$14,732.78.

OLD/UNFINISHED BUSINESS:

- A. Supplemental Lifestyle Declarations Amendment Update: This amendment is being drawn up by the Association's attorney. Once completed, Barry Barnett will submit an invoice for all expenses (legal and clerical) to Ryan Homes for reimbursement.

NEW BUSINESS:

- A. Common Area Transfer Discussion: This issue has been researched and has been found to be too costly to pursue.
- B. 2012 Budget Preview: Barry Barnett stated that the budget will be discussed in greater detail at the next Board of Trustees meeting. Bid proposals for landscaping and snow plowing are currently being sent out to prospective contractors.

Paul O'Donoghue discussed with the Board some issues brought to him by the Life Style Homes residents.

Bill David made a motion to create the position of Assistant Secretary whose responsibility will be liason to the Life Style Homes residents. Jerry Cline seconded the motion. All were in favor. Motion passed.

Bill David made a motion to appoint Paul O'Donoghue as this Assistant Secretary. Keith Dando seconded the motion. All were in favor. Motion passed.

Paul O'Donoghue made a motion to have Life Style Home landscaping information placed on the April 2012 invoice. Bill David seconded the motion. All were in favor. Motion passed.

The Board asked Barnett Management, Inc. to obtain a proposal from Moscarino to grade and seed the rock park area.

- C. Schedule 2011 Annual Meeting: Annual Meeting tentatively scheduled for Thursday, November 3, 2011.
- D. Schedule Next Board Meeting: Next Board meeting scheduled for Wednesday, October 12, 2011 at Sweetbriar.

ADJOURNMENT: Bill David made a motion to adjourn. The motion was seconded by Jerry Cline. All were in favor. Motion passed. The Meeting was adjourned at 8:30 pm.

Respectfully Submitted,

Matt Williams, Barnett Management, Inc.
Managing Agent for: Hunt Club Homeowners Association Inc.

Attachment