

**THE HUNT CLUB HOMEOWNERS ASSOCIATION INC.  
OFFICIAL MEETING MINUTES - BOARD OF TRUSTEES MEETING  
Monday, December 14, 2009**

<b>ROLE CALL:</b>	Bill David	Present
	Deneen Seljan	Present
	Michael Albanese	Present
	Paul Barlow	Present
	Jerry Cline	Present
	Barry Barnett	Present
	Matt Williams	Present

**CALL TO ORDER:** The Hunt Club Homeowners Association Board of Trustees Meeting held on December 14, 2009 was called to order by Bill David, President of the Hunt Club Board of Trustees, at 6:50 pm.

**APPROVAL OF MINUTES:** The meeting minutes supplied were those from the October 12, 2009 Board of Trustees meeting.

**Bill David made a motion to accept the minutes as stated. Michael Albanese seconded the motion. All were in favor. Motion passed.**

**OWNERS' CONCERNS:** Deneen Seljan asked Barry Barnett if Ryan Homes had ever inspected the drain issue brought up at the Annual Meeting by Sandy Kivowitz of 31536 Winners Circle. Barry Barnett stated that several emails have been sent to Jeff Crawford at Ryan Homes asking him to inspect, with no response back.

**ELECTION OF OFFICERS:** Paul Barlow nominated Bill David for re-election as Board of Trustees President. Michael Albanese nominated Deneen Seljan for Board of Trustees President. The Board of Trustees voted 3-2 in favor of Bill David; Bill David was re-elected as Board President for 2010.

**Michael Albanese nominated Deneen Seljan for Vice President of the Board of Trustees. Bill David seconded the motion. All were in favor. Motion passed. Deneen Seljan will be the Vice President of the Board of Trustees for 2010.**

**Bill David nominated Paul Barlow for Secretary of the Board of Trustees. Jerry Cline seconded the motion. All were in favor. Motion passed. Paul Barlow will be the Secretary of the Board of Trustees for 2010.**

**Paul Barlow nominated Michael Albanese for Treasurer of the Board of Trustees. Jerry Cline seconded the motion. All were in favor. Motion passed. Michael Albanese will be the Treasurer of the Board of Trustees for 2010.**

Jerry Cline will be the Member-At-Large for the Board of Trustees for 2010.

**DELINQUENT ACCOUNTS:** The delinquency list showed a delinquency total of \$2,007.50, as of 11/16/09. Barry Barnett stated that he would obtain an update from the Association's attorney regarding the status of the foreclosure listed on the delinquency list.

**FINANCIAL REVIEW:** Barry Barnett stated that at the end of the month, all overage beyond what the beginning of the year cash balance was in the checking account will be moved into the reserve fund. Michael Albanese made a motion seconded by Bill David to approve the financial statements from October and November. All in favor. Motion passed .

Deneen Seljan asked how much money was spent on holiday decorations. Paul Barlow answered that there was approximately \$100 spend on wreaths and decorative bells. Approximately \$1,100 will be spent on putting up Christmas lights and taking them back down in February.

**OLD/UNFINISHED BUSINESS:**

- A. **VIOLATION SPREADSHEET UPDATE:** Jerry Cline made a motion to add to the current Design Guidelines an allowance for black wrought iron fences. Bill David seconded the motion. All were in favor. Motion passed.

**Bill David made a motion to add to the current Design Guidelines the verbiage in the Rules & Regulations Handbook regarding basketball hoops. Paul Barlow seconded the motion. All were in favor. Motion passed.**

**Bill David made a motion to change the current verbiage of the Design Guidelines regarding swing sets/play sets to allow different colors for slides, swings, canvas roofs, etc. and also to remove a shingled roof as a requirement. Paul Barlow seconded the motion. All were in favor. Motion passed.**

Barry Barnett stated that he received a petition signed by 43 residents of the Hunt Club HOA requesting that the Design Guidelines regarding sheds be amended. The Board discussed whether or not they believe that the Design Guidelines should be amended to be more flexible as to what types of sheds can be approved. The Board of Trustees discussed whether or not to vote on this issue themselves or either send out a letter to all residents or hold a special meeting with the residents to vote on the issue.

**Paul Barlow made a motion that the Board of Trustees vote to change the Design Guidelines and not put the issue to a vote of the entire Association. Bill David seconded the motion. The Board opened this issue up for discussion at this point. The Board put this motion to a vote. Jerry Cline voted in favor of. Deneen Seljan and Michael Albanese voted against the motion. The motion passed 3-2 in favor of.**

Paul Barlow is going to put together a description of what should be permitted regarding sheds to be voted on by the Board of Trustees.

- B. REAL ESTATE TAX UPDATE: Barry Barnett stated that a refund of \$328.17 has been received and that at this time, all parcels' values have been reduced.

#### **NEW BUSINESS:**

- A. RESERVE STUDY REVIEW: The Board of Trustees had previously decided to do an informal reserve study for the Association. Barry Barnett stated that he would email Greg Romes to obtain information on the amount of concrete in the Association and costs involved when it was installed.
- B. LONG-TERM LANDSCAPING PLAN: The Board of Trustees discussed the assembly of a long-term landscaping plan for the Hunt Club. The Board decided that this could more easily be put together after the Spring 2010 Grounds Inspection.
- C. SCHEDULE NEXT BOARD MEETING: The Board of Trustees decided to hold their meetings for 2010 on the first Tuesday of each month. The Board of Trustees has tentatively set up the coming years' meetings for the following dates:

Tuesday, February 2 (Open)  
Saturday, May 1 – Grounds Inspection  
Tuesday, August 3 (Open)  
Tuesday, October 5 (Open)  
Tuesday, November 2 - Annual Meeting (Open)  
Tuesday, December 7

Bill David reminded the Board of Trustees that the newsletter committee needs the approval of the Board of Trustees before HOA business can be published in the newsletter.

Paul Barlow suggested that the Board of Trustees meeting minutes be approved by the Board via email, rather than waiting until the next Board meeting, so as to be able to post them faster.

The Board agreed to ask Schill Landscaping to take down and pack up all of the holiday lights and give them to Paul Barlow.

The Board of Trustees asked Barry Barnett to remind the residents that their annual dues are due on February 1, 2010, and that all unpaid accounts will be considered late and be assessed a late fee after March 15, 2010. Barry Barnett

stated that he would include this information in the tagline of the next invoice to go out on or about December 20, 2009.

**ADJOURNMENT: Bill David made a motion to adjourn. The motion was seconded by Paul Barlow. All were in favor. Motion passed. Meeting was adjourned at 9:30 pm.**

Respectfully Submitted,

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