

**THE HUNT CLUB HOMEOWNERS ASSOCIATION INC.
OFFICIAL MEETING MINUTES
BOARD OF TRUSTEES MEETING
Monday, February 7, 2011**

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

CALL TO ORDER: The Hunt Club Homeowners Association Board of Trustees Meeting held on February 7, 2011 was called to order by Bill David, President of the Hunt Club Board of Trustees, at 7:15 pm.

APPROVAL OF MINUTES: The meeting minutes to be approved at this meeting were those from the December 9, 2010 Board of Trustees meeting.

Keith Dando made a motion to accept these minutes as stated. Bill David 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 2010 year-end financial statement.

The Association ended 2010 with \$7,315.84 in its checking account. Barry Barnett stated that he had transferred some funds from the Life Style reserve account to the Master HOA checking to pay for the fees related to Supplemental Declarations Amendment.

The Association ended 2010 with \$8,990.62 in its money market account and \$5,733.56 in the Life Style reserve account.

DELINQUENCY LIST: Barry Barnett supplied the Board with a delinquency list as of 2/4/11, which shows a total delinquency amount of \$32,509.43. Homeowners' Association dues are considered late if not received on or before February 15, 2011.

OLD/UNFINISHED BUSINESS:

- A. Supplemental Lifestyle Declarations Amendment: Jerry Cline supplied the Board with a comparison of the two different sets of both Supplemental Declarations and Life Style Design Guidelines. The homeowners received slightly different documents than what is posted online.

The Board of Trustees decided to move forward with the versions of the Supplemental Declarations and Life Style Guidelines that were given to the residents at the time of their move-in, with the only exception being the section on Sheds in the Design Guidelines, which will be taken from the current online version of the Guidelines.

Jerry Cline is going to email Barnett Management, Inc. electronic copies of the Supplemental Declarations and the Life Style Design Guidelines, at which time Kaman & Cusimano will prepare a final draft for this amendment and it will be sent out for a final vote.

NEW BUSINESS:

- A. Retention Basin Signage: The City of Avon Lake sent a letter to Barnett Management, Inc. asking if the Hunt Club HOA would be interested in putting up signage around the retention basins. The Board agreed that the Association is not interested at this time.

Bill David made a motion to invite a representative from Kaman & Cusimano to attend the next Board of Trustees meeting to discuss the issue of the common area land deeding. Jerry Cline seconded the motion. All were in favor. Motion passed.

Barry Barnett stated that he had received two letters from Hunt Club residents that he was asked to share at the next Board meeting.

- a) Terry Davis – Canter Court. Mr. Davis is upset that the streets are snow covered and he says that no salt is being applied to the streets to decrease the icy conditions.
- b) Eric Hoy – Horseshoe Way. Mr. Hoy is upset about the lack of plantings/grass on the mounds behind Horseshoe Way.

- A. SCHEDULE NEXT BOARD MEETING: The next meeting of the Board of Trustees will be held on April 12, 2011 at 6:30pm.

ADJOURNMENT: Bill David made a motion to adjourn. The motion was seconded by Keith Dando. All were in favor. Motion passed. The Meeting was adjourned at 7:52 pm.

Respectfully Submitted,

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

Attachment

