

THE HUNT CLUB HOMEOWNERS ASSOCIATION INC.
OFFICIAL MEETING MINUTES
BOARD of TRUSTEES MEETING
Thursday, June 4, 2009

CALL TO ORDER: The Hunt Club Homeowners Association Board of Trustees Meeting held on June 4, 2009 was called to order by Bill David, President of the Hunt Club Board of Trustees, at 6:30 pm.

OWNERS' CONCERNS:

- A. POND COMMITTEE – Donald Riley of the Pond Committee came forward to update the Board of Trustees and those residents present on the progress that the Pond Committee has made regarding the install of fountains for the three (3) ponds. Mr. Riley explained that quotes from four (4) different companies were obtained. The units and prices are listed below:

Aquatic Weed Control : ½ hp. Aquarian surface aerator - \$1,305
½ hp. Legacy floating fountain - \$1,780

Aqua Doc: 1/3 hp. Air 1 Lake Aeration System - \$1,128.34
Two 1/3 hp. Air 3 XL Lake Aeration Systems - \$3,586.20

Lake Doctors: Two ¾ hp. Display aerators - \$3,406.59

Sugarcreek Fountains: Three 1 hp. Fountains - \$3,210.30
Three ½ hp. Fountains - \$1,590.30

Donald Riley also stated that he has met with Rick Holub of Holub's Excavating, LLC regarding the trenching that will need to be completed and also the placement of the meter & timer. Rick Holub gave Mr. Riley a quote of \$3,500 to do the necessary trenching for these fountains to be properly installed.

The Pond Committee suggested that the Board of Trustees go through with the purchase of the quoted fountains from Sugarcreek Fountains and have Holub's Excavating do the trenching for it.

The Board of Trustees decided to take into consideration all of the information that was presented to them and will make a decision as to what they believe is the best choice. The Board of Trustees thanked Mr. Riley and the Pond Committee for all of their hard work and dedication.

EXECUTIVE SESSION

APPROVAL OF MINUTES: The meeting minutes supplied were those from the February 4, 2009 Board of Trustees meeting. Barry Barnett will supply the Board of Trustees with meeting minutes from the March 2009 meeting to be approved at a later date.

DELINQUENT ACCOUNTS: Barry Barnett reviewed with the Board of Trustees the list of delinquent accounts, updated as of May 15, 2009. Barry Barnett stated that as of May 15, 2009, there was a total of \$1,745.60 in delinquencies and five (5) letters have been sent to residents.

FINANCIAL REVIEW: Michael Albanese stated that as of May 31, 2009, the Association had \$57,140.85 in its checking account, \$13,094.12 in its money market reserve account, with \$24,455.33 in total reserves and \$11,361.21 in the Lifestyle checking account.

Michael Albanese stated that as of this point, the Association has collected almost everything that was budgeted to be collected for this year. From an income standpoint, the Association is in good shape.

Michael Albanese stated that he would write up a mid-year financial report to be distributed to the homeowners at the end of June.

OLD/UNFINISHED BUSINESS:

- A. ENTRY LIGHTS: Bill David stated that he had spoken with Joe Reitz from the City of Avon Lake six months ago and was told that the city has no obligation to enforce that these lights be installed. Bill David and Deneen Seljan agreed to speak with the City on this issue on behalf of the Association and the Board of Trustees.

Timberwood Excavating, Co. quoted \$3,685 for the trenching of four (4) street lights, however, this price does not include repair to any damaged lawn areas. Holub's Excavating, LLC quoted \$4,600 for this same job. The Board of Trustees asked Barry Barnett to contact Rick Holub and ask if he could come down on his price.

Bill David made a motion to vote to move forward with Holub's Excavating, LLC's quote to trench for four street lights, contingent on the fact that the City of Avon Lake does not agree to assist in any way and also if Rick Holub will lower his quote to under \$4,000. Michael Albanese seconded this motion. All were in favor. Motion passed.

- B. FOUNTAINS: The Board of Trustees compared and contrasted the different quotes received for fountain and/or aerator units.

Bill David made a motion to have Kaman & Cusimano investigate easement for trenching and utility boxes. Michael Albanese seconded the motion. All were in favor. Motion passed.

Bill David made a motion to purchase the ½ hp. Aquarian floating surface aerator from Aquatic Weed Control for the price of \$1,305 per unit, subject to approval of the actual device. Michael Albanese seconded the motion. All were in favor. Motion passed.

- C. STREET SWEEPING: Barry Barnett supplied the Board of Trustees with a quote he received from Reilly Sweeping for the sweeping of the streets within The Hunt Club.

Bill David made a motion to vote against this proposal. Paul Barlow seconded the motion. All were in favor. Motion passed. This quote will be kept on file for possible future review.

- D. LANDSCAPE MAINTENANCE: Barry Barnett supplied the Board of Trustees with three (3) different quotes received from Schill Landscaping. The Board decided to table all three (3) of these quotes at this time. These quotes will be kept on file for possible future review.

- E. RESERVE STUDY: Barry Barnett stated that as of June 3, 2009, a request for a quote to conduct a reserve study was sent to Reserve Advisors. Barnett Management, Inc. is currently awaiting information from the Reserve Advisors.

- F. WEB SITE UPDATE: Barry Barnett stated that he would make sure that the update maintenance map was placed on the web site.

NEW BUSINESS:

- A. NO OVERNIGHT PARKING SIGNS: Paul Barlow stated that two (2) new “No Overnight Parking” signs are needed for Jockey’s Circle. Barnett Management, Inc. has the correct verbage for the signs and the signs have been ordered.

- B. FRONT FLOWERS: Bill David stated that the flowers that were planted by the Landscaping Committee will die and that new flowers will need to be planted.

Bill David made a motion to approve that a new batch of flowers be purchased and planted. Paul Barlow seconded the motion. All were in favor. Motion

passed. *Schill Landscaping deducted \$380 from their bill for this.

C. **SCHEDULE NEXT BOARD MEETING:** The next meeting of the Board of Trustees will be held on Wednesday, July 22, 2009.

Deneen Seljan made a motion to allow the Hershey family to keep the tall grass that they planted in the common area near their home. No second made. Motion failed.

Bill David made a motion to table this issue until the Board of Trustees is able to further review the issue. Paul Barlow seconded the motion. All were in favor. Motion passed.

ADJOURNMENT: Bill David made a motion to adjourn. The motion was seconded by Deneen Seljan. All were in favor. Motion passed. Meeting was adjourned at 9:15 pm.

Respectfully Submitted,

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