

**THE HUNT CLUB HOMEOWNERS ASSOCIATION INC.  
OFFICIAL MEETING MINUTES  
BOARD OF TRUSTEES MEETING  
Wednesday, October 12, 2011**

<b>ROLE CALL:</b>	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 6:38 pm.

**APPROVAL OF MINUTES:** The meeting minutes to be approved at this meeting were those from the August 11, 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.**

**DELINQUENCY REVIEW:** Barry Barnett supplied the Board of Trustees with a delinquency list as of 9/15/11. This list will be reviewed and updated on 10/15/11.

**OLD/UNFINISHED BUSINESS:**

- A. Supplemental Lifestyle Declarations Amendment Update: This Amendment has been drawn up and mailed out to the residents of the Hunt Club for vote. There are currently 82 votes FOR the Amendment and 3 votes AGAINST.

**Jerry Cline made a motion to have Barnett Management, Inc. send out a second mailing to those who have not yet voted. Bill David seconded the motion. All were in favor. Motion passed.**

- B. Violations Review: The Board asked Barnett Management, Inc. to conduct another night inspection for light post violations.

The Board mentioned the issue of weeds growing around the retention basin. Barry Barnett stated that Moscarino Outdoor Creations has already been notified to take care of this issue.

The Board also discussed the issues with the ponds, i.e. the algae problems. Other than what is already being done (pond aerators installed, regular pond treatments), Barry Barnett suggested possibly dye tabs to color the ponds that may have an effect on the amount of algae growth.

**NEW BUSINESS:**

- A. Landscaping Contract Review: **Bill David made a motion to accept the bid proposal submitted by Moscarino Outdoor Creations, for a 3-year term, for both Common Area and Life Style sections. Keith Dando seconded the motion. All were in favor. Motion passed.**
  
- B. Snow Removal Contract Review: **Bill David made a motion to accept the bid proposal submitted by Moscarino Outdoor Creations, for a 3-year term, for both Common Area and Life Style sections. Jerry Cline seconded the motion. All were in favor. Motion passed.**
  
- C. Holiday Lighting Contract Review: Barry Barnett stated that Barnett Management, Inc. had received an invoice from Holiday Lighting Concepts for the installation and take down of holiday lights for 2011. This issue was tabled, pending further review. **\*\*Barnett Management, Inc. has verified that Holiday Lighting Concepts is indeed the same contractor that performed the installation and take down of the holiday lights in 2010.\*\***
  
- D. Pond & Fountain Contract Review: **Bill David made a motion to accept the bid proposal submitted by Aqua Doc for maintenance of the ponds and fountains. Jerry Cline seconded the motion. All were in favor. Motion passed.**
  
- E. Management Contract Review: **Bill David made a motion to accept a 3-year contract to continue with Barnett Management, Inc. as the Associations management company. Paul O'Donoghue seconded the motion. All were in favor. Motion passed.**
  
- F. 2012 Budget Review: **\*\*SEE ATTACHED BUDGET AND BUDGET RELATED MOTIONS.\*\***
  
- G. Annual Meeting Preview: The Hunt Club Homeowners' Association, Inc. Annual Meeting will be held on Tuesday, November 8, 2011 at 7pm at the Avon Lake High School.

**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 8:57 pm.**

Respectfully Submitted,

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

Attachment