

**THE HUNT CLUB HOMEOWNERS ASSOCIATION INC.
OFFICIAL MEETING MINUTES
EXECUTIVE SESSION BOARD OF TRUSTEES MEETING
Wednesday, September 16, 2009**

ROLE CALL:	Bill David	Present
	Deneen Seljan	Present
	Michael Albanese	Present
	Paul Barlow	Absent
	Rob Sidloski	Present
	Barry Barnett	Present
	Matt Williams	Present

CALL TO ORDER: The Hunt Club Homeowners Association Board of Trustees Meeting held on September 16, 2009 was called to order by Bill David, President of the Hunt Club Board of Trustees, at 7:03 pm.

OWNERS' CONCERNS: Deneen Seljan questioned if the Board of Trustees' meetings can be open meetings so that any residents who may be interested in filling a future open Board of Trustees position can become familiar with how the meetings are run. Barry Barnett, of Barnett Management, Inc., stated that this is allowed. Residents are welcome to attend the meetings, with the exception of Executive Session, which is reserved for Board of Trustees members only, and may voice any concerns that they have during the Owners' Concerns portion of the meeting.

APPROVAL OF MINUTES: The meeting minutes supplied were those from the July 22, 2009 Board of Trustees meeting. Deneen Seljan asked that the section within these minutes under OLD/UNFINISHED BUSINESS regarding Barnett Management, Inc.'s Violation Spreadsheet be revised to read, "The Board of Trustees discussed the issue of sheds within the community, and decided to table further discussion on the interpretation of the section on sheds in the Design Guidelines and Handbook of Rules & Information that reads "shingles and color of the shed must match home exactly. No Rubbermaid sheds permitted."

Bill David made a motion to accept the minutes, with this change. Michael Albanese seconded the motion. Motion passed 4-0.

OLD/UNFINISHED BUSINESS:

- A. FOUNTAINS UPDATE: Barry Barnett stated that on 9/16/09 he received a call from Rick Holub, the electrician who hooked up the fountains, regarding the timers that were purchased by the Ron Joseph of Aquatic Weed Control. Rick asked that these timers be returned to Aquatic Weed Control, due to poor quality, and new timers would be purchased by Rick Holub.

Barry Barnett stated that communication was poor between Holub's Excavating and Aquatic Weed Control throughout the entire fountain installation process. The Board of Trustees believes that Ron Joseph never completed the installation process that was agreed upon when his contract was signed, and they are seeking a discount on Aquatic Weed Control's final bill. Barry Barnett suggested that the Board of Trustees approved payment for Aquatic Weed Control for everything except the price for installation, and wait to see the price of Holub's Excavating's final bill. The Board of Trustees agreed to accept this suggestion.

Bill David asked if, going forward, Ron Joseph of Aquatic Weed Control could drop off an invoice at his house every time he is on the property treating the ponds. Barry Barnett stated that he would contact Ron Joseph and request that this be done going forward.

- B. VIOLATION SPREADSHEET UPDATE: The Board of Trustees discussed the issue of sheds within the community, and decided on a final interpretation of the section on sheds in the Design Guidelines and Handbook of Rules & Information that reads "Sheds must be sided and shingled to match the Dwelling Unit."

Michael Albanese made a motion to modify the Design Guidelines to state that the word "match" shall be interpreted as the siding and shingles of the shed must match the Dwelling Unit in both color **AND** material." Deneen Seljan seconded the motion. All were in favor. Motion passed 4-0.

The Board also unanimously agreed that Rubbermaid and Rubbermaid-like sheds never complied with the Design Guidelines because that, at a minimum, they are not shingled and as a result, must be removed.

The Board of Trustees asked that Barnett Management, Inc. send out a letter to all Hunt Club residents informing them of this change in the Design Guidelines and also reminding them of the rules & regulations regarding outdoor lighting, trash cans, pets, plantings in common area and general maintenance of lots.

The Board of Trustees also agreed that another inspection of outdoor lighting needs to be completed.

- C. RESERVE STUDY UPDATE: Bill David stated that the Board of Trustees has discussed the issue of whether or not to go ahead with a reserve study and have decided to table the reserve study until the Board of Trustees deems it necessary to complete. The Board of Trustees agreed that the Association needs to build its reserve first, and set aside funds each year to maintain and/or replace necessary fixtures.

However, the Board also felt that an "informal reserve study" would represent an adequate stop-gap measure. Barnett Management, Inc. will arrange for an estimate of the concrete necessary to replace the private streets and parking pads,

and using cost information available, will supply estimated replacement data to the Treasurer to make the necessary calculations.

- D. REAL ESTATE TAX UPDATE: Barry Barnett stated that a payment of \$2,877 has been sent in to bring the Association's payment status current and that after this is applied, an audit will be completed for possible reimbursement.
- E. MANAGEMENT CONTRACT REVIEW: Barry Barnett supplied the Board of Trustees with a copy of his Management Contract, complete with revisions per the July 22, 2009 meeting of the Board of Trustees for the review of the Board.
- F. LANDSCAPING CONTRACT REVIEW: Barry Barnett attached a spreadsheet in with the meeting agenda that includes all of the prices received from the contractors that sent in bids for landscaping for the 2010 season. The Board is to review this information so as to vote on who they will choose at the next Board of Trustees meeting in October.
- G. SNOW REMOVAL CONTRACT REVIEW: Barry Barnett attached a spreadsheet in with the meeting agenda that includes all of the prices received from the contractors that sent in bids for snow removal for the 2009-2010 season. The Board is to review this information so as to vote on who they will choose at the next Board of Trustees meeting in October.

DELINQUENCIES: Barry Barnett attached with the meeting agenda a copy of the delinquency report, as of 9/15/09. As of that date, delinquencies were at \$1,753.50.

A resident located on Winners Circle contacted Barnett Management, Inc. and requested a waiver of the \$50 penalty assessment and \$10 late charge he was assessed due to his front pole light not working. It has since been repaired and is in proper working condition. The Board agreed to waiver this \$60, as long as the light stays in compliance.

The Board of Trustees agreed to continue normal collection procedures on late charges for two Canter Court owners and one owner located on Winners Circle.

Bill David explained an issue that several owners on Horseshoe Way are having with the residents residing at another Horseshoe Way address. Besides being delinquent for \$1,267.50, these residents have a portable basketball hoop that they keep on the sidewalk, facing the street, which they refuse to remove, even after they have received letters from the Association's attorney.

Barry Barnett suggested that the Board of Trustees ask Kaman & Cusimano to send one last letter to these residents stating that they have a specific time period (7 days) to remove the basketball hoop or it will be removed and confiscated by the Association. Bill David asked to be carbon copied on this letter.

Deneen Seljan made a motion to begin the foreclosure process on this home, due to its' delinquent account, basketball hoop issue and general disregard for the standards of the community. Bill David seconded the motion. All were in favor. Motion passed 4-0.

FINANCIALS: Discussion of financial issues was tabled for the next Board of Trustees in October when the 2010 Budget will be reviewed and approved.

Michael Albanese made a motion to accept the August 2009 Financial Statements. Bill David seconded this motion. All were in favor. Motion passed.

NEW BUSINESS:

- A. DESIGN GUIDELINE & RULES REVIEW: This discussion was tabled for review at the next Board of Trustees meeting in October.
- B. SCHEDULE NEXT BOARD MEETING: The next meeting of the Board of Trustees will be held on Monday, October 12, 2009.

ADJOURNMENT: Rob Sidloski made a motion to adjourn. The motion was seconded by Bill David. All were in favor. Motion passed. Meeting was adjourned at 9:00 pm.

Respectfully Submitted,

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