

The Hunt Club Homeowners' Association

February 8, 2007

<http://www.huntclubcharleston.com/>

Minutes

Meeting began at 6:07 PM at the offices of Developer, Russ Nester.

Those in attendance were: **Susan Arrington, Dan Bellack, Erick Crook, Jim Saulisbury, Ken King, Whit Templeton, Don Haynie and Rob Murray**

Absent: **Russ Nester**

The budget - The meeting started with a discussion about the budget. Since Russ was not present the committee expressed disappointment that specific budgetary questions would not be clarified. Jim and Don did the best they could under the circumstances. At issue were questions about money borrowed by Russ (it was unclear whether this money was actually borrowed or projected to be borrowed), money used to build the pool and shed (Rob had the area looked at by appraisers who estimated a cost lower than Russ reported) and certain accounting irregularities. The HOA agreed to meet with Russ along with his accountant and/or attorney clarifying exactly where certain funds have gone, how they have been used, and how loans will affect HOA and Hunt Club. The HOA asked that Russ choose a reasonable time for the meeting.

Traffic light – Jim reported that funding and escrow issues had been worked out with SCDOT. Work on a traffic light at Bee's Ferry and Main should begin sometime in March.

Clubhouse - Jim reported that clubhouse plans are ready for approval. Rob suggested that we wait on the clubhouse construction until we have the funds to build the whole clubhouse (including the second floor loft). The HOA agreed with this suggestion.

Playground - The playground will not be moving anywhere.

PSD - The St. Andrews PSD has donated land for use for trails and park. Mr. Walsh of St. Andrews Parks and Recreation will be at the big meeting in March to discuss how that will work.

The pond update – Jim reported that we have a new company to manage the ponds. According to Jim, he has been called several times to fix various pond problems but weather and other things have prevented him from completing the work. Whit and Susan also reported trash in the pond including a pond pumpkin floating along since November. Don said he would get some of his people to clean some of the pond trash. Jim said there was no timetable for fixing and cleaning the timers and filters.

Gators – Whit noticed a gator in one of the ponds. There have been reports of gators here and there. If anyone sees gators call Don.

Website - The website is up and running. URL is: <http://www.huntclubcharleston.com/>

Landscape - The new landscape company seems to be doing a good job. Rob asked that the shrubs/bushes in the front of entrance be cut lower to show the Hunt Club sign.

Signage - Ken reported that the signage was changing. Don and Susan have notified people about the signage rules.

Boats and trailers - Rob talked about boats and trailers, overnight parking, weekend parking, and the exact wording in the covenants. We agreed that the wording had to be amended to be more specific about commercial vehicles, parking areas, and boats/trailers. We all thanked Don for doing a great job getting rid of the boats and trailers. Whit mentioned that certain realty companies may still be advertising that houses in Hunt Club include a boat slip.

Amending the covenants – Don said that in order to amend the covenants, the community needs a 5 day notice that an amendment meeting was going to happen. Since the HOA committee serves as advisory to Russ, amending will not be too difficult since Russ has been cooperative about incorporating the committee's recommendations.

Traffic calming (i.e., speed humps) – Don had 17 completed forms. We need 2/3 of the homes on Hunt Club Run.

Neighborhood Crime Watch – Ken said Officer Martin will be coming to the big meeting to discuss the neighborhood Watch Program.

Uncollected dues – Don is working at collecting the dues. He is mailing out reminders and March meeting announcements.

HOA – Jim said he received a letter asking about the process for being on the HOA committee. The committee was unanimous in saying that anyone can attend our meetings and that our role was advisory at this point.

The March meeting – Erick will be developing and emailing the agenda for the March meeting. Don, at this time, did not reserve the Rutledge Baptist Church. He will pursue a venue (probably the church) for the March 8 meeting starting at 6:30PM. Susan volunteered to get sound equipment.

Sign-up sheets - Jim will provide sign-up sheets for people who want to speak at the meeting. The speakers will sign up when they arrive stating their topic. They will be given 1 minute to speak and another for questions.

Jim also will provide sign-up for committees. The committees are:

Neighborhood Watch Committee
Building and Grounds Committee
Social Committee

After some closing remarks the meeting ended at 7:40PM.

Minute taker, Dan Bellack