

The Hunt Club Homeowners' Association

HOA Meeting

June 12, 2007

Minutes

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

Those in attendance were: **Susan Arrington, Dan Bellack, Don Haynie, Ken King, Russ Nester, and Jim Saulisbury.**

Guest: Emily Poland, Chair, Neighborhood Watch

Minutes Issues

Before the main updates of the meeting began, Russ had some issues about the minutes from previous meetings. We discussed a process in which the minutes would not be published until all board members and advisory committee members had read and approved the minutes. There were concerns about some misinformation that had been published from previous meetings. The advisory committee and the board agreed that before any minutes should be published a very careful scrutiny of what has been said, should be reviewed by all concerned.

HOA Dues Update

There still are several homeowners who have not paid their homeowner's dues. Letters have gone out to remind people that they are late paying their dues. A point was made that anyone who serves on the committee or an advisory capacity and has not paid dues should no longer hold that position. Everyone agreed. Russ mentioned that the advisory committee had control over who serves and who does not serve. If unpaid dues would prevent someone from serving, it is the advisory committee who has to inform the individuals.

Committee reports

Ken introduced **Emily Poland** as chair of the **neighborhood watch committee**. Emily talked about street captains, contacting police, pool safety, garages left open, motion lights, and pool issues. There was also some talk about ID badges, safe houses and a neighborhood watch sign. The other issue Emily raised was motorists who speed through the neighborhood. Jim asked about the signatures for the speed humps. We need one signature to complete the project. Russ' son who lives in the neighborhood has not signed. So Russ signed as his agent. The speed hump project signatures were completed. Our contact person in the police department is Officer Shepherd. Emily suggested that

anyone who sees speeders or other types of traffic violations should write down the description of the cars and give them to the police.

There was an extended discussion about umbrellas and stands in the pool area. Many concerns were addressed. Jim suggested that people call him rather than e-mail for a quicker response.

The message board in the entrance to Hunt Club has been stolen. It was unclear who had the responsibility for the message board. Ken and Jeff Poland discussed the possibility of building a wooden structure that would not be movable.

The website seems to be showing more activity. The work of Gina was acknowledged and praised.

The ARB issues were discussed, and Jim talked to Matthew Collins about concerns. The ARB has met one time. In that meeting, Jim and Sheri discussed the various paint colors that are allowable in the neighborhood. We now have a list of allowable colors. Don is controlling the list at the moment, but there are plans to put the list on the website.

There were some driveway issues. Jim explained that there are distance rules for driveways. Jim mentioned that there are provisions in the ARB for exceptions. If anyone in the community has questions about rules and regulations about what they can build or paints they can use, the advisory committee members are asked to refer to them to Don or Jim. **All these phone numbers and e-mails can be found on the website.**

Legally, if anything is built without approval. We can take it down, according to Don. The board of directors has the authority to levy fines on anyone who violates the ARB rules. Jim suggested that we look at everything in a case by case basis.

Buildings and grounds issues were discussed. The responsibility of this committee is to patrol the neighborhood and report any covenant and restriction violations. Libby Armstrong is the chair of this committee. A discussion ensued as to the responsibilities of the landscape company, particularly about how they were maintaining the playground area. Ken suggested a “yard of the month” program in which a particular yard would be selected and designated by a sign. Russ said he would do the sign.

Ken suggested that we designate a separate **pool sub-committee** since pool issues are so complex and so frequent. The safety of the water was a concern of Ken’s and Russ said that the water was tested every week. There is a log in the water pump room that indicates the daily testing of the water. Susan had a concern about the fountains which are running in the pool area. The cleanliness of the bathroom area was brought up, and someone suggested that the bathrooms be locked. Emily was concerned about small children getting locked in the bathroom and no one having a key to get them out. It was proposed that a night light be present in the pool area. Don suggested a \$25 key fee to prevent people from losing keys to the bathroom.

There were a number of concerns raised about the fountain in the pool. These concerns will be addressed by Russ and Jim.

Social committee issues then were discussed. Rob Murray is the chair of the social committee, along with Kathy Hornfeldt. The committees at this point, get money through sponsorship. The question was raised about how committees can function and how they can get monetary support. Ken suggested we use HOA fees to help committees.

The traffic calming update was addressed by Susan and since we now have signatures Don will be contacting the appropriate people, for the actual construction of this project.

The **traffic light** is up and everyone appreciates the work the community has done to make this happen. We all appreciated the work done by Erick! The traffic light is good and is working well.

There was a discussion about pool furniture and Russ gave some figures concerning the cost good pool furniture. There was a continuing discussion about who is responsible for various tasks at the pool currently Dave is a pool manager but has certain limits to what he can do. In the past, the landscape company hired by Russ would take care of a lot of things that the current landscape company is not doing. Russ volunteered some of his people to come to the pool area a few times a month to check things like trash or things about Dave was not contracted to do. Russ will be paying the maintenance for phase IV until January 1, 2008.

Roles of Advisory Committee and Nester Responsibilities

Russ was concerned about the advisory committee using the name **Hunt Club** in any issues concerning budget or property. Russ wanted to be clear that the formation of the advisory committee was a gesture of good faith to the community by the HOA, who is run by the Nester group.

Budget Issues

Russ and Ken had a very cleansing discussion about misunderstandings between the budget, the loan, and our current financial status. Ken and the members of the advisory committee who were present agreed that Russ presented legitimate information about expenditures.

Closure

Susan suggested some type of letter go out explaining to the community what things were being developed, how they were being developed, and some type of resolution to any inaccurate rumors.

The meeting ended at 8:15 p.m.

Dan Bellack minute taker.