

The Hunt Club Homeowners' Association

HOA Meeting
September 20, 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, Christopher Ibsen, Ken King, Rob Murray, Russ Nester, and Jim Saulisbury.**

Guest: Libby Armstrong, chair grounds committee

- The meeting began with a unanimous approval of the minutes after an edit on a sentence in the paragraph about Russ paying maintenance for Phase IV. The edit indicated that Russ will stop paying maintenance on January 1, 2008. Dan will send the approved minutes to Gina for publishing on the website.
- Don led the discussion on budget updates using a profit and loss budget spreadsheet from January through August 2007. Copies of the spreadsheet and questions about the budget can be directed to Don. There are still a significant number of homeowners who have not paid their dues. Don will begin lien proceedings in the next few weeks.
- Construction expenses and loan. Ken and Susan reviewed construction expenses and loan and discussed that with the advisory council. Ken presented the documents to the committee and said he felt satisfied with the process. There was a brief discussion of the clubhouse construction. No specific date for the beginning of the construction of the clubhouse has been determined. We will revisit this topic at the next meeting.

Committee reports:

- **Social committee:** Rob said there have been several events planned for the next few months. In October there will be a pumpkin carving. In November there will be a chili cook off and a wine tasting. In January there will be an oyster roast and in February a pig picking. Finally, in March there will be a golf tournament. Specific dates for these events will be published on the website.
<http://www.huntclubcharleston.com/>
- **Neighborhood watch:** the neighborhood watch program has been discontinued at the moment. We are still looking for potential leaders for this committee.

- **Grounds committee:** Libby discussed the concept of yard of the month and said that criteria for selection would be posted on the website. A few yards have already been selected and they displayed their signs proudly. There were concerns about trash and common area cleanup. In those instances please call Jim or Don. Dan expressed concerns about the drainage ditches in front of people's homes after significant rainfall. Don said that Charleston County streets department is responsible to make sure drainage ditches are working correctly. Don will provide a phone number to call if homeowners have problems with their drainage ditches. Christopher indicated that there seem to be problems with fountains. Jim said a new fountain was ordered in that they're still have been some timer problems. These problems will be addressed in upcoming weeks. The sign in front of Hunt Club is still missing and Ken will be designing a new one that will have some security.
- **Traffic calming:** We thought we had all the signatures necessary to construct speed humps down Hunt Club Run, however, Don reported that we also need signatures from other street homeowners. He said the number was approximately 23. Don distributed some signature sheets and the committee will distribute to neighborhood. Don said he has contacted some homeowners who will be signing the sheets as well. The reason other people have to sign (other than Hunt Club Run residents) is that the humps at the entrance will affect more than Hunt Club Run.
- **Traffic light issues:** There was a brief discussion on the problem with the yield sign on Main road creating difficulty or people coming out of Hunt Club making a left turn on green. Jim said rules of the road apply therefore even though the yield sign is there, people making a right turn on Main Road still have right of way over people coming from the opposite direction making a left turn.
- **Pool update: The pool will be closed on October 1, 2007.** The pool maintenance will continue on a every other week basis. There was still a lot of concern about the pool area. Key in these concerns has to do with toys that are left after children leave, glass bottles that people are bringing into the pool area, care and watering of the plants in the pool area, and a general disrespect for the property, including the bathrooms, by some people. Solutions for some of these problems were raised. Keyes will be distributed to up to date dues payers which will allow entrance into the bathrooms. The pool furniture will be stored for the winter. Toys left by the pool will be confiscated. Russ said he will provide hoses by the spickets so that plants and bushes can be watered. Rob suggested a structure be built outside the pool area which would include an overhang and tables for people to picnic. This would be taken under consideration.
- **Miscellaneous issues:** The bills for the 2008 H0A dues will go out in December. Keys used for the pool bathroom will be distributed upon receipt of dues. The key distribution process will be determined later. Landscaping and other contracts will be reevaluated by Russ in the coming months. Russ will discuss this negotiation at

our next meeting. The next “big meeting” of the entire Hunt Club community will be held on the first Thursday in February. Details will be discussed at the next meeting. The next HOA advisory Council meeting will be held Thursday, November 15. The meeting adjourned at approximately 7:25 p.m.

Minute taker Dan Bellack