

The Hunt Club Homeowners' Association

**HOA Meeting
November 11, 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, and Jim Saulisbury.**

Hunt Club Advisory Council Meeting Agenda

November 15, 2007

Approval of minutes – 9/20/07

- The meeting began with a unanimous approval of the minutes from the 9.20.07 meeting.

Hunt Club up dates – Jim

- Jim raised the issue of the Christmas lights in front of Hunt Club. He asked about a committee to be in charge of decorating the front of Hunt Club for Christmas and other holidays and would like the homeowners to be involved in decorating. We have extension cords and other stuff. Jim thought we might post something on the website to ask for extra lights or decorating stuff. Jim suggested maybe a decorating party one night after Thanksgiving. Jim will get everything that is in storage for decoration. A brief discussion ensued about raising one of the brick Hunt Club signs in the front. Don pointed out that one side was three bricks lower than the other side. Ken and Don will investigate ways to improve this.
- New Carp (about 40 fish) has been added to the ponds for the purpose of cleaning the algae.
- This brought up the issue of landscaping. A new bid will be forthcoming to do the landscaping. Most likely we will stay with Pritchard.
- Phase V has come to a standstill. Lennar has stopped any building. Phase IV is fine and has three new fountains for ponds in that area.
- Jim got a call from someone who wanted to install a basketball hoop which led to a discussion about possibly revising the covenants. The advisory committee decided that a review of the covenants is necessary. It was agreed that the advisory committee would start reviewing the covenants and that a message would be sent to Gina via the website to ask people in the neighborhood to review the covenants and send any suggestions. Ultimately, Russ has final say on what goes in or out of the covenants but the advisory committee wanted make

suggestions and discuss any changes. Changes will be presented to the neighborhood at our big meeting in February.

- Jim brought up the issue about some realtors and builders giving potential owners false information about what is or isn't in the covenants. Susan agreed to be the contact person and to disseminate information and answer e-mails from new owners about information they get when they are buying their homes.
- Jim raised the issue about workers on Sunday in Hunt Club. The covenants restrict any kind of work, building or otherwise, on Sunday. Jim sent a letter to Lennar about this. We are sending letters about fines for violations of this rule.

Dues update (budget) – Don

- Don distributed the budget. There was a brief discussion about unpaid dues. There are still several homes who have not paid. Don sent letters informing these people of the consequences. Don is working on the budget for next year.

Committee Reports

- Ken discussed the Building and Ground committee and their role in possible holiday decorations. Rob said the social committee has been very active. We still have no Neighborhood Watch committee and would like volunteers.

Traffic Calming/Hump Progress – Susan

- traffic calming speed humps will be constructed within the next three months. The process will take approximately 3 to four days and the distributors have decided exactly where the humps go.

Key distribution for pool

- Ken will distribute the bathrooms keys for pool area upon receipt of dues for 2008.

Message Board/sign for entrance – Ken

- Ken handed out a representation of the message board that is going to be built for the front of Hunt Club. Ken volunteered to make the board with some help from his friends. Jim has Charleston Green paint for the sign. The location of the sign will be angled so that it will be visible as we leave the Hunt Club. Jim will ask Russ about funding for the sign.

Planning HOA “Big” Meeting – Susan et al.

- We decided that the next big meeting (meeting for entire neighborhood) will be in February 21st at the Rutledge Baptist Church (same location as last meeting). We will meet on January 17th to discuss the agenda and discuss the changes to the covenants.

Kind of Cost Estimates for Shed Facility beside the pool – Rob

- Rob discussed plans for a shed facility beside the pool. He handed out a design of a type of picnic facility with concrete tables, umbrellas, bar-b-q grill and a shed roof. We discussed the materials and Jim raised some questions about where the

money would come from. Rob thought that the money originally designed for the clubhouse could be used for the facility since clubhouse construction has been postponed for the time being. There was another brief discussion about some possible problems with late parities but it was decided that since this was so rare and that there would be no private parties that people would be understanding.

The meeting ended at 7:13PM

Minute taker Dan Bellack