

Hunt Club Board Meeting – 2021 Annual Meeting

March 2, 2021

Location: Meeting conducted online via Zoom.

Call to Order: 7:03pm.

Board Members Present: Ryan Burkhardt, Carrie Cook, Catherine Ellerson, Stefanie Exline, John Fanta, Denis Kansier, Gary Pitt, Craig Pollard, John Saba, Doug Walczak, Alicia Scott-Wears

Board Members Absent: David Tracey

Hunt Club Residents: 21 residents

President's Business – Welcome & Introductions

- John Fanta welcomed all residents to the 2021 Annual Meeting and reviewed:
 - Agenda
 - Format – present information and request residents to use Zoom Chat function to raise questions.
- All Board members introduced themselves and provided a summary of their role/responsibility on the Board.

Treasurer's Report:

- Carrie Cook reviewed the following financial information:

2020 Summary	
Cash balance @ Dec. 31, 2020	\$20,985.89
Cash – Emergency reserve in savings	\$10,005.91
Total Cash	\$30,991.80
NOTE - \$20,000 moved into savings in January 2021. Total savings = \$30,005.91	

2021 Budget		
Income (Dues)	Dues	\$46,750
Expenses	Admin	\$353
	Commons (Maintenance)	\$34,391
	Insurance	\$2,000
	Social Functions	\$6,500
	Utilities	\$1,950
	Website	\$300
Net Income	Net Income	\$1,256

Architectural Control Committee (ACC):

- Ryan Burkhardt (ACC Chairperson) & Craig Pollard reviewed the roles/responsibilities of the ACC.

Social Committee:

- Gary Pitt (Social Chairperson) provided an overview of the social committee & advised of potential activities in 2021 pending the status of the COVID-19 pandemic.
- Alicia Scott-Wears reviewed details for potential food truck vendors (NEW for 2021). The proposed timing to host food truck will be the last Tuesday of the month. A complete schedule and details will be announced once finalized.

Block Captains:

- Stefanie Exline reviewed the roles/responsibilities of the Block Captains.

Website

- Doug Walczak review details of the Hunt Club website (contains public & resident-only webpages)
- Website usage
 - Resident accounts – 116 of 193 homes (60%)
 - E-News Emails - # of homes – 179 of 193 homes (93%); # of resident users – 237

COHA:

- Catherine Ellerson reviewed the roles/responsibilities of COHA (Council of Homeowner Associations). She serves as the Hunt Club HOA representative for COHA.

Potential Commons Improvement Project: Pavilion

- Craig Pollard and Gary Pitt reviewed preliminary details for a proposal to construct a pavilion in the Hunt Club Commons (located near the playground in the south commons). The feedback from residents was extremely positive and supportive.
 - Project Scope – open sided 20'x40' pavilion (concrete floor, wood structure with metal roof, electrical service).
 - Advantages
 - Gathering space for our neighborhood social events (reduces tent rental costs for events like the picnic, Oktoberfest, etc.).
 - Resident usage through reservation
 - Provides shelter for events taking place during inclement weather.
 - Provides shade for resident parents watching their kids enjoy the playground.
 - An open-air and relaxing spot to enjoy our commons and surrounding nature.
 - Adds tangible value to the neighborhood.
 - Next Steps:
 - Complete bidding process to establish project costs and timing (3 bids in process)
 - Insurance assessment for required liability coverage.
 - Develop financial plan showing costs, offsets, and funding strategy (plan is to self-fund the project over multiple years without a special assessment)
 - Establish timing to start & complete project.
 - Establish clear guidelines for residential reservations & usage.

Open Discussion:

- Mary Burke inquired on the status of the road repairs for Hunt Club. Craig Pollard advised that subdivision roads are scheduled for repair/replacement in 2023 (per last review with the City in 2020).

Meeting Adjourned: 7:49pm