

# Hunt Club Board Meeting

September 7, 2022

**Location:** Zoom Meeting

**Call to Order:** 7:06PM

**Board Members Present:** Carrie Cook, Stefani Exline, John Fanta, Leila Harmon, Gary Pitt, Craig Pollard, David Tracey, Doug Walczak, Alicia Scott-Wears

**Board Members Absent:** Ryan Burkhardt, Jason Ellerson, John Saba

## Minutes:

The Board reviewed and approved the June 2022 minutes via email on 6/3/22. The 6/3/22 Hunt Club E-News email advised residents that the approved meeting minutes were posted to the website on 6/3/22.

## President's Business:

- The Board thanked Craig Pollard for his many years of service on the Board. This was Craig's last meeting as a Board member.
- Capital Improvement Plan. John Fanta will schedule the next Capital Plan Committee meeting for 9/13. The committee will review/update the plan and present to the Board at the October meeting.
- Bylaws/Covenants Update. Doug Walczak recommended the Board investigate opportunities to begin the process of updating legal documents in 2022. Final update reviews/presentations to residents/voting to be completed in 2023 – pending final confirmation of financial resources in 2022-2023. Several Board members plan to attend the COHA meeting on 9/20 to learn more information on emerging trends impacting HOA boards.
- Board composition and officers for 2023. The Board discussed the need to identify/realign Board resources for 2023. Board members were asked to review the current Board roles & responsibilities to determine their interest in 2023 positions. Gary Pitt recommended an E-News email be sent to all residents this month to increase awareness of Board activities and solicit interest from residents to join the Board. Doug Walczak will send an E-News email (pending input from Board) to residents (target 9/14/22).

## Treasurer's Report:

- 2022 – June 2 – September 6 expenses included 23 items:
  - Website
  - Pavilion
  - Landscaping/mowing
  - Social events
- 2022 - Total cash balance 9/1/22 = \$9,889.48 (Checking - \$9,879.04; Savings - \$10.44)
- Carrie Cook discussed projected 2022 net income (based on estimates of remaining expenses) to be negative \$500-\$650. This estimate will be reviewed again in October based on updated information.

## Architectural Control Committee (ACC):

- David Tracey advised that Ryan Burkhardt has initiated discussions with vendors on costs to upgrade the electrical architecture of the sub entrance. Details will be discussed in future Board meetings.

## Social Committee:

- Gary Pitt provided updates on the following:
  - Picnic – very positive comments on the planning and execution of the picnic. Various lessons learned include:
    - RSVP process – received approx. 140 RSVPs but attendance was estimated to be less than 100. This resulted in over-ordering of food (committed to 120 attendees). Need to improve the accuracy of the RSVP process.
    - Consider a different menu next year
    - Popcorn & snow cone machines were a big hit.
  - Food Trucks – 2 remaining events – Chutney Cat (9/27/22) & Full Rack BBQ (10/25)

- Future Events:
  - End of Summer Movie Night – cancelled due to timing of picnic in August.
  - Oktoberfest (10/7/22) – John Saba to provide Gary with summary of activities required to execute the event. Multiple Board members volunteered to support.
  - Holiday Party – (12/18/22) – Gary is waiting for follow up discussion with the horse/carriage company. The Board discussed the opportunity to host the event in the pavilion - additional discussions forthcoming.

**Other Reports & Proposals:**

- No reports given for COHA, Block Captains, Neighborhood Watch & Website.
- Directory – Alicia Scott-Wears advised that the vendor has not returned the 2023 proof as of today. She will provide a status update once the vendor provides information.

**Old Business:**

- Pavilion Reservation Process. Doug Walczak reviewed details of the pavilion reservation process (including addition of pavilion reservation tracking document).

**New Business:**

- Storage Unit – Gary Pitt inquired about the opportunity to secure a storage unit to store various Hunt Club items (e.g., Social Committee resources, holiday lights, etc.). Alicia Scott-Wears will investigate utilizing Facebook Marketplace to sell 3 frisbee golf nets currently in the social committee inventory.

**Next Meeting:**

- Board – October 5, 2022, (7:00PM – location or Zoom to be determined).

**Meeting Adjourned:** 8:50PM