



Hunt Club Board Meeting

May 3, 2023

Location: Zoom Meeting

Call to Order: 7:04 PM

Board Members Present: John Fanta, Carrie Cook, Stefanie Exline,, Leila Harmon, Gary Pitt, John Saba, David Tracey, Doug Walczak, Alicia Scott-Wears

Board Members Absent: Ryan Burkhardt,

Minutes prepared by: Stefanie Exline

Minutes:

The Board reviewed and approved the April 2023 minutes via email on 4/8/23 and have been uploaded to Hunt Club website.

President's Business (John Fanta):

- Thank you to Doug Walczak for organizing the Litter Walk on 4/29

Governing Documents Update: (Doug Walczak)

- Drafts updated and emailed to Board for review 4/6/23, special meeting held on to discuss updates on 4/24.23
- Goal: Include provisions to help ensure & preserve the value, harmony, & attractiveness of Hunt Club, update documents to current legal language and practice, easier to read format with table of contents
- Documents consist of: articles of incorporation, Bylaws and declaration of covenants and restrictions
- Discussion:: : Leasing requires board to review legal documents/lease document, concerns regarding storage of documents sent to board for review and data privacy, preference for one pager that landlord and tenant agree to abide by terms of subdivision documents in lieu of HO sending full copy of lease documents and charging a fee
- Focus is to protect owners investment in Hunt Club, home improvements/maintenance and leasing process would require up front information, additional details will be provided in Rules and Regulations documents and can define in more detail and will supplement governing documents, to be drafted at a later date. Attorney can assist in clarification language in rules and regulations documents.

Doug Walczak made motion to approve governing documents: Gary Pitt seconded the motion:

Vote 8 in favor/1 against, document drafts passed and will be finalized, next steps: voting packages and resident meeting.

Treasurer's Report:

- 2023 - Total cash balance 4/5/23 = \$44,282.89 (Checking)
- 2023 – Revenue/Income
 - Total deposits = \$1470.00
 - 190 homes paid in full 2023 dues as of 5/3/23
 - April expenses thru 4/30/23:
 - Trivia night (\$441)
 - Lighting City of FH (\$635.28)
 - Commons cleanup (\$9.55)
 - Legal Fees (\$3,933)
 - DTE payments (\$36.28)

Architectural Control Committee (ACC):

Pavillion Electrical work:

Rhino Electrical, coming out to finalize scope of work, quoted \$3,600 (2 light fixtures and fan not included in quote). Second bid: Noonan Electrical Services \$4,900, Third Bid: Danboise Mechanical \$8,656

Want to ensure that no work in progress during picnic on June 3

.Larger Trees down in commons from storms, need to get quotes from tree service companies, Boelts tree Service used for prior work.

Resident inquiring about addition to back of house, reviewed plan with ACC and resident placed project on hold

12 attendees at Litter Walk

Water resources letter – back flow testing for sprinkler system up at entryway likely Carrie to scan and send to ACC

Social Committee:

- Gary Pitt provided updates on the following:
 - May 9th first food truck – Good Eats (double booked) Jamaican Spice to replace Good Eats
 - Picnic June 3rd, Famous Chicken and Kerbys Coney Island, Residents to bring other sides/dessert
 - Games: Cornhole, chipping contest, water bucket race, water balloons, possible face painting

Other Reports & Proposals:

- **COHA** –next meeting May 16
- **Block Captains** – No updates
- **Neighborhood Watch** – No report.
- **Website** – Mailchimp is provider, current free plan limited to 1000 emails per month (240 email contacts per message), may need to look at other platforms for communications. Upgrade to \$13 per month will allow 500 contacts and 5000 emails per month. Motion: TO upgrade mailchimp email from free account to \$13 a month, Carrie Cook Second: Motion passed

New Business:

- None

Next Meeting:

- Next Board Meeting Wednesday June 7, 7PM – via Zoom

Meeting Adjourned: 8:44 PM