

Hunt Club HOA Board Meeting Minutes 9/6/23

President's business

- Amended governing docs approved by the owners
- Thanks to Doug for the hard work on the governing docs

Treasurer's Report - Carrie

- Three months worth of payments totalling \$20,063.74
- Have about \$20K left in the budget = \$20,917.20 to be exact
- Need to decide on storage space for 2024 but paid up for this year
- Finishing out electrical and insurance expenses
- May be able to add the Holiday Lights prizes but need to address tree issues first
- Potential budget surplus of \$5,300 based on projected spending for remainder of year.
- Doug to provide Board with breakdown of costs for governing docs project.

Social Events - Gary

- Next week's food truck scheduled for Sept. 12th has been cancelled
- Last food truck is scheduled Oct. 10, 2023 Impasto
- Oct. 6th Oktoberfest (Will we have power in the pavilion?) 45 people showed up last year and spent \$278; need music and fire pits; porta potty will be \$150.00; We have some inventory in the storage unit; Gary will check out the supplies; Alicia still has lights that have been used in the past if needed
- 12/31 is the deadline when storage unit goes up from \$27/month
- Oct. 12, 14, 16th winterizing sprinklers - Doug to follow up with Lawn Tigers to confirm dates.
- Oct. 31st Halloween: cider and donuts \$100 set aside (send out an email blast to see if any neighbors want to volunteer to be set up as a warming station)
- Holiday Lights November 26th to Dec. 17, 2023
- Holiday Party \$1,400 budget; spent less last year because carriage rides went 1.5 hours; 2 hours scheduled this year
- Dec. 17th Sub Holiday Party

ACC - David

- North commons branches knocked over or hanging; David will check on this
- Fresh woodchips every three years; some residents want to know if its happening since its been 3 years
- No fencing allowed for house on corner of Chesapeake
- Pavilion electric work issues
 - some additional costs expected based on the latest information received from DTE
 - concern where we have the junction box and may have to move it 5 feet from DTE lines (David to gather more details); need to mark boxes as Meter A and Meter B for DTE billing purposes.

- LED lights at pavilion (recommendation to have the flood lights below the rafters); possible fan with light at the center of the pavilion
- Got an email from solar panel company requesting us to approve specs (within HOA guidelines?) for installing panels in a resident's home; we have informed the solar panel company that the request needs to come directly from the homeowner and we have not heard back from company or homeowner.

Governing Docs - Doug

- John notified attorneys and certified the results, now being filed and recorded
- There will be an owner's information pamphlet that we can send out electronically to all homeowners; will need to print 6 hard copies for homeowners without email
- Will remove old docs from website, TBD
- Aim to get this done by end of September

ACC

- Doug: Need more documentation on what ACC is? How many people? How often do they meet? How do residents submit a request and how long does it take to get an approval or rejection?
- Second part is for the ACC and Board to come up with list of actions that do not require prior approval; one way to do this is to align resident feedback (let them be involved/heard) and come up with draft and have Board formally review and approve it
- Can the existing ACC take the lead to define what it is, how does it operate, and work with residents on the operating side of it as well as come up with a list of exceptions?
- Suzanne: Should we align beforehand to address residents' concerns before asking them to elaborate on their concerns in person? Can we have a list of the concerns and where they're coming from? David, Doug, Suzanne, and possibly Ryan will work on this putting together a timeline/plan
- John: searched online for other subdivisions rules and regulations (came up with 5 or 6) for potential language ACC can use
- Other Reports
 - COHA: next meeting on Tuesday, Sept. 19, 2023; 7 pm City Council Chambers
 - City Clerk Pamela Smith speaking with a review of recent election law changes
 - Another meeting Sept. 27, 2023; Candidate Forum; 7 pm City Council Chambers
 - Mayor and Council candidates answering questions from the audience
 - Directory - Alicia: Heard nothing back from Cathedral asking about delivery
 - Website - Doug - Nothing on website

Next HOA Board meeting Oct. 4, 2023