



Hunt Club Board Meeting

November 1, 2023

Location: Zoom Meeting

Call to Order: 8:03 PM

Board Members Present: Carrie Cook, Suzanne Doornbos, Stefanie Exline, John Fanta, Gary Pitt, Doug Walczak, John Saba, Alicia Scott-Wears

Board Members Absent: Ryan Burkhardt Leila Harmon, David Tracey

Minutes prepared by: Stefanie Exline

Minutes:

The Board reviewed and approved the October 2023 minutes via email and the minutes were uploaded to the Hunt Club website 10/15/23.

President's Business (John Fanta):

No Report

Social Committee: (Gary Pitt)

- Halloween Cider and Donuts – Ran out of most items purchased (2 gal cider and 40 donut holes per house (3) purchased this year) increase by 50% for next year. Thanks to Carrie Cook, Cliff and Kim Carter, Nilanjan Joshi for hosting on Halloween
- Oktoberfest– 25 Attendees 50 Brats cooked, some leftovers, low attendance, may reschedule to avoid conflict with other community events ex. FHS Homecoming
- Putting up Holiday Lights at entryway **Nov 19** 2pm
- **Dec 17** Holiday party 5-7pm – Carriage rides, hot chocolate/hot cider, possibly cookies provided
- Allocate \$100 of social budget from other events for Festival of Lights prizes
- For 2024 Gary will put together notes on social to pass along to next person to John Fanta
 - Book food trucks early in year as they book up quickly
 - Eliminate Bowling event due low interest
 - Hosts are needed for Trivia and Euchre events

Treasurer's Report (Carrie Cook)

- 2023 - Total cash balance 10/4/23 = \$16,705.29 (Checking)
- 2023 – Revenue/Income
 - Total deposits = \$0
 - Oct expenses thru 11/1/23:
 - Mailchimp (\$13)
 - Tom Sundberg (\$135)
 - Printing – bylaw project (\$21.20)
 - MAGWV (\$286.50)
 - DTE (\$40.34)
 - Gary Pitt – Oktoberfest/Halloween expenses (\$173.42)
 - Cutting Edge (\$3,080)

2024 Budget review and capital plan review adjusted for inflation, 2024 capital plan projects include connecting path to pavilion and entry sign repairs, ACC to obtain quotes for those items

Current storage 5x5 8ft tall prices going up to \$47/mo in 2024

Website hosting and domain renew in 2024

Review Social Activities/Budget – New Events and Events to put on hold in 2024

Architectural Control Committee (ACC):

Electricity is working in pavilion, need to select fixtures and have them installed

May need lights that hang below the rafters or at rafter height to avoid shadowing from obstructions

ACC Steering Committee (Doug Walczak) to define ACC Rules and Regulations – includes Ryan, Suzanne,

David, Doug. Currently focusing on areas raised in resident meetings and feedback from the bylaws project.

Planned use of survey for resident input on those topics and a mission statement being developed

Rules and Regulations (Doug Walczak) Areas of focus include: What needs ACC prior approval, vehicles restrictions, loading/unloading time periods, tents and canopies, how the board will handle general complaints – process of sending correspondence to board, timing and response, work in progress and drafts will be shared by board.

When drafts are ready – notice will be provided to residents, will allow time for commentary and feedback before the board finalizes rules and regulations. Final documents will be published, email notifications and posted to website.

Other Reports & Proposals:

COHA –Next Meeting Dec 18, Superintendent Dr. Christopher Delgado

- **Block Captains** – No update
- **Neighborhood Watch** – No report.
- **Website** – No report.
- **Directory** - Directory company not responsive, may need to migrate online to log in section of HC Website

New Business:

Next Meeting:

- Next Board Meeting Wednesday Dec 6, 7 or 8PM – via Zoom

Meeting Adjourned: 9:29 PM