



Hunt Club Board Meeting

February 7, 2024

Location: Zoom Meeting

Call to Order: 7:05 PM

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

Board Members Absent: John Saba, Ryan Burkhardt

Minutes prepared by: Stefanie Exline

Minutes:

The Board reviewed and approved the January 2024 minutes via email and the minutes were uploaded to the Hunt Club website 1/6/24

President's Business (John Fanta):

Annual meeting planning, March 6th intent to have in person meeting at Hillside, will reference slide deck for meeting and share via email with residents.

- Only printed documents will be 2024 budget and simplified cash flow.
- Review the agenda and Annual Meeting slides over next couple of weeks and send edits to Doug
- Per revised governing documents, we will need to vote in Board Positions 2 yr and 1 yr terms to stagger, need 35% of owners in good standing to attend meeting to have quorum. If quorum not met we will not conduct an election. Can call a new meeting 48 hours later, quorum would be 50% of original quorum amount.
- Will need listing of members in good standing/current with dues to determine quorum numbers for voting
- Notice of Annual Meeting by mail for those who we do not have email addresses (5-6)

Social Committee: (Doug Walczak/John Fanta)

Draft Calendar of Meetings and Events
March 30 Placeholder Easter Egg Hunt and Parade
Alicia Scott Wears Interim Coordinator of Social Events

Treasurer's Report (Carrie Cook)

- 2024 - Total cash balance 2/7/24 = \$13,538.74 (Checking)
- 2024 – Revenue/Income
 - Total deposits = \$31,705.10
 - Jan expenses thru 2/7/24:
 - Jan/Feb Mailchimp (\$26)
 - Dec Public Storage (\$47)
 - PO Box (\$248)
 - Public storage 2024 (\$517)
 - DTE (\$146.98)

35 houses outstanding with dues, payments after Feb will incur \$25 late fee

Architectural Control Committee (Suzanne Doornbos/David Tracey):

Pavilion lighting fixtures – Suzanne email of Dec 6th of the photos to confirm and order, come in pack of 2 for \$72, or 2 packs for total of 4 lights, 1 on hand for breakage/replacement, confirm blueprints with Ryan for measurements to make sure drop is adequate to sit at or below rafters for best light distribution.

Backflow testing reminder circulated, contact details for testers on HC website, homeowners to schedule on their own

Note from Ryan: Tree removal in commons, \$300 discount as the tree service was going to be out here with open time slot

Pathway leading to Hillside in need of woodchips/mulch

Rules and Regulations (Doug Walczak) Published January 6th

1 hour of legal services credit with attorneys valued at \$350 due to concerns related to project exceeding budget

Other Reports & Proposals:

- **COHA** –Next meeting in March 19th How to Collect Unpaid Dues
- **Block Captains** – No updates
- **Neighborhood Watch** – No report
- **Directory** – Cathedral responded to Doug and Alicia sent them updates, they have not responded to recent communications, create a webpage for a more dynamic document and most up to date
- **Website** – Dues payment updates, early payment discount removed and calendar updates

New Business: Mailbox for subdivision to replace PO Box, trying to obtain information from Farmington Post Office.

Sign for front entrance for announcements, looking to replace existing sign which has serious wear and tear

Next Meeting:

- Annual Meeting March 6 –Hillside Elementary 7pm, Board to meet at 6 pm

Meeting Adjourned: 8:18 PM