



Hunt Club Board Meeting

Feb 5, 2025

Location: Zoom

Call to Order: 7:06 PM

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

Board Members Absent: David Tracey

Minutes prepared by: Stefanie Exline

Minutes:

The Board reviewed and approved the January 2025 Board meeting minutes via email and the minutes were uploaded to the Hunt Club website 1/13/25

President's Business (John Fanta):

Annual Meeting: Hillside cafeteria reserved for March 5th, Doug sent out meeting slide deck for updating by Feb 14th, once updates made to presentation slides Doug will resend for final edits, save the date email to be sent to remind to print annual meeting materials in advance to reference at meeting. Board to arrive at 6pm for Board meeting prior to annual meeting

Regulations: Homeowners Energy Policy Act goes into effect late March, John: Motion to approve draft energy policy regulations with effective date of February 5, 2025, Carrie: Seconded, Motion passed

Communication to residents to inform of new regulations via email – Board to make updated documents available within 30 days and post to Hunt Club website

Social Committee: (Alicia Scott-Wears)

Next Event: Easter Parade

Annual Meeting – recruit for volunteers to support events

Treasurer's Report (Carrie Cook)

- 2025 - Total cash balance 2/5/25 = \$30739.70 (Checking)
- 2025 – Revenue/Income
 - Total deposits = \$28,660.80
 - Expenses thru 2/5/25:
 - Jan COHA Dues (\$35.00)
 - Insurance D&O (\$1,058)
 - Cutting Edge Tree – Final (\$5,000)
 - Feb Mailchimp (\$13.00)
 - DTE Feb (\$92.67)

Final Serene bill will be reflected in February (paid in January)

PO box key was turned in and mail will be forwarded to our new mailbox

Architectural Control Committee (Suzanne Doornbos/Doug Walczak):

Resident Letter from Fossen: David T. met with Brandon of Cutting Edge to review performance concerns, will correct blowing grass away from resident lots, track # of cuts on invoices if they do not include we can reject the invoice, clearing of brush around commons trees, they will further evaluate in spring and assess scope and fee quote. In low lying areas with tall grass, or wet areas, weather prevents cutting those areas and will monitor, last year behind schedule at start of the season that added to issues to some of low areas in 2024, they are aware of concerns raised and will do better job of monitoring and communicate with ACC during the season. David to circle back with resident by email action items discussed with Cutting Edge.

Novi Fence, submitted photos and awaiting quote not yet provided, David will follow up.

Resident Requests to Board requiring **ACC approval**: Nothing to Report

Other Reports & Proposals:

COHA – Upcoming meeting: City Manager, March 18

Block Captains – Leila agreed to be block caption for Ranchwood Ct.

Neighborhood Watch – No updates

Directory – Lot #34 needs updating pending receipt of new resident contact info

Website – Upcoming events updated and annual meeting save the date

New Business:

Next Meeting:

- March 5 at Hillside Elementary – Annual Meeting 7pm, Board Meeting 6 pm

Meeting Adjourned: 7:43 PM