



Hunt Club Annual Meeting

March 5, 2025

Location: Hillside Elementary School

Call to Order: 7:00 PM

Board Members Present: Carrie Cook, Suzanne Doornbos, Stefanie Exline, John Fanta, Doug Walczak,

Board Members Absent: David Tracey, Alicia Scott-Wears

Minutes prepared by: Stefanie Exline

President Welcome and Introductions (John Fanta)

We will discuss 2024 accomplishments and 2025 plans

Board Introductions

Resident Introductions/sign in (Ranchwood-7, Chesapeake-3 Bridlepath – 4 Hunt Club -3 Surrey-1)

Social (Suzanne Doornbos)

Volunteers are needed, no need to be Board Member, can be involved or plan one event.

Resident comment: Perhaps put flyers in mailboxes for events, not everyone reads emails due to volume of emails people receive, this used to be done for social events in sub (Egg Hunt/Picnic)

ACC (Suzanne Doornbos/Doug Walczak)

North Woods was large project due to all downed trees as a result of weather, used cut down trees for mulch and reason for over going over budget in 2024

Road construction moved to 2029+, when streets are redone the city will offer fee to residents for sump hookups that drain to road, date TBD as we get more firm date on road project

If you have storm grates in front of house, keep grates clear for better drainage and flow of water

Resident comment: If we speak up about issues with the roads, incidents, this may get us moved up on the plan for road repairs. Ask of the Board to provide numbers of city contacts so residents can contact the right individuals. Any incidents we become aware of, can be shared with the city. Asphalt patch as temporary measure makes our roads appear better, look at other subs on the list that are in current plan to see how our subdivision roads compare

Resident suggestion: Perhaps sending out a petition for new roads may be a way to accelerate road repairs for our sub

Capital Plan (Doug Walczak)

Large projects that can't be handled with annual budget, a plan to accomplish long term goals and how to fund and time projects such as tying in front entry landscaping redo with road repairs as an example

Projects for 2025: Playground refresh: cleaning, repainting, maintenance and extend pathway to pavilion from existing path, pathway repairs

Treasurer (Carrie Cook)

2024 Budget v Actuals Review: Year end cash balance \$18,782.60

2024 Storage overbudget, but includes prepayment for another year to lock in current rates

2024 Insurance under budget, used to bill in December now bills us in January, Dec 2024 bill paid in Jan 2025

2025 Budget: There are 2024 expenses that have been paid in 2025 totaling \$7,628 (Insurance, Landscape invoice and Tree Trimming), Deficit budget for 2025 due to special projects planned, will leave \$5,587 estimated cash balance at end of the year.

Resident Question: Do we have an emergency fund, how to manage unplanned expenditures? Board will revise budget or reallocate funds as necessary. Some comments made to increase dues to build up for larger cash reserves.

Block Captains (Stefanie Exline)

Listed on Hunt Club Website

Directory (Doug Walczak)

Moved online and allows us to update in real time and more accurate.

Resident comment: Why are paper directories not distributed any longer? Cathedral Directories who provided the print copies for free stopped responding to emails and phone calls and kept telling us directory was in process, after 9 months of follow ups our solution was to post online in the resident section of the website.

Resident offered to Board he could get "friends and family" discount with local family-owned print shop and offer his time to help on the project to keep costs down. Willing to make an introduction with a current Board member to get a quote for printed directories.

Website (Doug Walczak)

Board considering sending out a survey to residents on website, it's content, gather input for updates and improvements

COHA (John Fanta) Council of Homeowners Associations

Neighborhood Watch (John Fanta/Doug Walczak)

Recent vehicle theft in Hunt Club, ring cameras have recorded individuals walking around checking parked cars, lock your doors and do not leave valuables in vehicles. If you see any suspicious activity contact FHPD 248-871-2600

Fiber City Update

Recent work has been done in the sub, more to come to finish up in the spring and seed areas that have been dug up

For Damage to sprinklers as a result of FiberCity work contact FiberCity See page 19 of the presentation for link to FiberCity website

Farmington Green Sub has gone live with FiberCity

Questions/Comments

Speeding in Subdivision – Several residents have witnessed speeding in subdivision, speed bumps not an option for sub, in order to get a speed monitoring traffic box placed you need to get engage a study with the city, it requires signatures/petition and residents to attend a meeting at which point city can evaluate to see if they will allocate the resources to place speed monitoring box in the area. If enough interest or a volunteer to spear head project, not much can be done other than calling police.

Resident initiated project with City/County to get a sign at entry saying do not block intersection: Process is to evaluate Hillside traffic patterns with drones, evaluate and obtain approval managed through the city and installed on 11 Mile.

Also, there have been issues with Hillside pick up and drop off with cars double and triple parking making it difficult for residents to exit and enter subdivision, also blocking driveways. Hillside Principal, Vice Principal and Police are involved to come up with solutions, police are ticketing, and Hillside has sent an email to parents about the issue. City has done studies, school to review how to change process, all time high enrollment in school, why are kids not riding the bus? Hillside to communicate solutions to Hunt Club, police will continue to monitor contact FHPD at 248-471-2600 to report issues

Deer population concerns call Brian Farmer with City 248-871-2400

For addressing Zoning and Ordinance/City of Farmington issues call Amanda Grenanco 248-871-2526

For Damage to sprinklers as a result of FiberCity work contact FiberCity

Election of Board (John Fanta)

Need quorum (35% of owners in good standing) to elect board, current board of 7 will continue to serve.

Meeting Adjourned: 8:40 pm