

Hunt Club Board Meeting Minutes – June 2025

Date: June 4, 2025

Location: Zoom

Call to Order: 7:03 PM

Meeting Adjourned: 8:16 PM

Board Members Present: Carrie Cook, Doug Walczak, Suzanne Doornbos, Alicia Scott-Wears, David Tracey

Board Members Absent: Stefanie Exline, John Fanta

Minutes Prepared By: Alicia Scott-Wears

President's Business (John Fanta via Doug Walczak)

- Minutes from the May meeting were approved and posted May 11.
 - Progressive insurance denied the claim for fence damage; next step is filing a claim with Hunt Club's own insurer (Cincinnati Insurance). Doug will initiate the claim.
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Treasurer Report (Carrie Cook)

- Starting balance: \$59,558
 - Ending balance: \$58,654
 - Recent expenses include:
 - Pinecrest deposit (December carriage ride)
 - Porta-potty for picnic
 - Playground painting
 - One household remains unpaid for dues; multiple notices delivered. If not paid by Saturday, a lien will be filed.
 - Board confirmed support to move forward with lien process.
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ACC Report (Suzanne Doornbos & David Tracey)

- **Paving/Pathway Project:** Two quotes received:
 - **\$20K** – includes pathway connection (\$9k), asphalt repairs, crack sealing, and optional seal coat (\$4.2K).
 - **\$32K (second vendor)**

- Board discussion supported pursuing only essential pathway and repair work this year to stay within budget; Suzanne will attempt to negotiate pricing and potentially exclude path to pavilion and seal coat as necessary to maintain budget.
 - **Fence Request:** Not approved. ACC advised the resident that our ongoing practice is that no fences are allowed unless required by law.
 - **Landscaping Contracts:**
 - Serene Landscaping agreed to maintain current pricing through 2027.
 - Cutting Edge also in negotiation to retain pricing and assume commons tree trimming work.
 - Commons cleanup underway; will be completed prior to picnic.
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Leasing Requests

- **Lease Agreement:** Reviewed and approved. Owner confirmed compliance with requirements:
 - Entire home leased
 - Minimum one-year lease
 - Tenants to abide by all governing documents
 - Included specific call out for lawn and snow maintenance
 - Approval to be sent if no objections received by end of week.
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Directory & Website (Alicia Scott-Wears & Doug Walczak)

- Directory updated; awaiting one more submission.
 - Website calendar updated with June events.
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Social (Doug Walczak)

- **Garage Sale:** Joint event with Independence Commons and Old Homestead; 16 Hunt Club homes participated. Event deemed successful. Event coordinated by Lani Walczak (her final event – will need new coordinator for future events).
- **Golf Outing:** Scheduled for June 20; signups open.

- **Annual Picnic (June 14):**

- 78 RSVPs
 - Board volunteers aligned for food pick up, games, ice cream purchase, and other supply needs
 - Reviewed schedule of picnic day for food, animal show, ice cream and games
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New Business

Solicitors/Peddlers:

- Hunt Club is a **no-soliciting** subdivision.
 - Even if individuals have city-issued permits, they may not solicit or peddle in Hunt Club.
 - Residents may ask solicitors to leave and may call the police if they refuse to vacate, are aggressive, or create discomfort.
 - Recent incidents of known scam activity reported (e.g., solar panel sales).
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Next Meeting: September 3, 2025, at 7:00 PM (Board break in July & August)