



Hunt Club Annual Meeting

Oct 1, 2025

Location: Zoom

Call to Order: 7:06 PM

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

Board Members Absent: N/A

Minutes prepared by: Stefanie Exline

President's Business (John Fanta)

The Board reviewed and approved the September Minutes via email, and the minutes were uploaded to Hunt Club website 9/9/2025

Social (update given by Alicia Scott-Wears in lieu of Social committee)

Euchre event on 9/27 cancelled due to low sign up

Oktoberfest 10/3 cancelled due to lack of volunteers willing to coordinate event – Email request for volunteers sent via e-blast, but no interest, several board members not available on this date to facilitate

Halloween: Cider and donuts 2-3 homes to host, will reach out to prior year hosts if they want to do it again and if not (Harmon, Singleton, Brown), an email will go out, Carrie. Doug and Alicia to contact prior year hosts, Carrie available to pick up/distribute donuts and cider on the 31st.

Treasurer Report (Carrie Cook)

2025 Total Cash Balance 9/3/25 = \$43,401.25 (Checking)

2025 Revenue/Income Deposits: \$0.00

Expenses through 10/1/2025

- Mailchimp (\$13.00)
- Lifewide Asphalt Services (\$2,575.80)
- DTE (\$57.31)
- Serene (\$700.00)
- Cutting Edge (\$2,800.00)

ACC (David Tracey/Suzanne Doornbos/Doug Walczak)

Commons mowing contract - Cutting Edge Mowing contract – RFP process to define specs: 18 cuts per season + spring and fall cleanup: current vendor will carryover 2025 pricing at same rates to 2026 and 2027, with a 5% increase in 2028, could be leveraged for other services they provide, such as tree trimming and overgrowth control.

Doug Walczak made motion to approve renewal of Cutting Edge contract for 2026 – 2028 commons mowing seasons, Carrie seconded motion, Motion passed unanimously.

Painting vendor of entryway sign is not able to repair cracking/chipping of the globes. They offered product recommendations to repair/maintain on our own, can reach out to installer of the sign Graphica (2007) for alternatives in the future.

Pathway repairs – Oct 16-18 sign will be placed at entry, plus an eblast to let residents know path will not be usable during this period.

Lot# 51 Painting and Siding ACC submittal: approved

COHA: Next meeting not yet posted

Block Captains: Need updated new owner information for lot #64/Stableview

Neighborhood Watch: No updates

Directory: Updated with information we have to date

Website: Update for upcoming events

Lot # 158 Lease application request meets Hunt Club requirements and approved

Old Business:

Alicia to provide suggestions and look into pricing for Board operations due to lack of volunteers/new Board members

Next meeting: November 5 at 7 pm via zoom

Meeting Adjourned: 7:50 pm