



Hunt Club Annual Meeting

Nov 5, 2025

Location: Zoom

Call to Order: 7:06 PM

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

Board Members Absent: David Tracey

Minutes prepared by: Stefanie Exline

President's Business (John Fanta)

The Board reviewed and approved the October Minutes via email, and the minutes were uploaded to Hunt Club website 10/9/2025

Doug plans to test existing holiday lights and target 11/21 or 11/22 for putting up Holiday lights weather permitting

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

Halloween: Cider and donuts 4 homes hosted (Harmon, Singleton, Brown, Scott-Wears) Not as many trick or treaters as prior years, some left over cider and a little bit of donuts 16 gallons cider, 6 dozen donuts cut in quarters because no donut holes, each house received 60 cups and 100 napkins

Holiday Party – Dec 7 Carriage booked, Additional Tasks:

- 1) e- news, sign up genius, and entry sign (Doug),
- 2) Check for Pinecrest Percherons (Carrie)
- 3) cookies, hot chocolate (Doug)
- 4) Lights (Alicia)
- 5) Speaker (Stefanie)

Festival of Lights – Alicia will collect list of houses and use random selection tool for prizes, three prizes @ \$25 plus fees

Holiday lights – GFI circuit tripping with holiday lights, commercial grade lights are more robust and tend not to trip as easy, professionally done lights can range from 2,000 – 18,000, something that we used to hire out

Treasurer Report (Carrie Cook)

2025 Total Cash Balance 11/5/25 = \$37,215.14 (Checking)

2025 Revenue/Income Deposits: \$100.00

Expenses through 1/5/2025

- Mailchimp (\$13.00)
- Serene (\$200.00)
- DTE (\$60.43)
- Cutting Edge Mowing (\$2,240)
- Lifewide Asphalt (\$7,727.40)
- Lawn Tigers (\$73.00)
- Halloween Cider/Donuts (\$188.09)

- OCWRC water 3 qtrs. (\$390.28)
- Cutting Edge – tree work (\$5,250.00)

As of Nov 1 – 1 house with a lien for unpaid 2025 dues

Budget: review dues amount, prepay storage so we can keep current rate, pathway connection to pavilion placeholder, special projects, projected budget will impact cash balance in 2026 to be discussed at annual meeting

ACC (Suzanne Doornbos/Doug Walczak)

Two commons cuts remaining for 2025 not charged for will be used for final cutting, fall clean-up and other work along 11 mile and in North commons. North woods trees being taken down early next week. Eblast to inform residents when the work is being performed.

Pathway repairs completed

COHA: Next meeting not yet posted

Block Captains: Need updated new owner information for lot #64/Stableview, sale on Chesapeake, note sent to Block Captain to get updated contact information for new residents

Neighborhood Watch: No updates

Directory: Updated with information we have to date

Website: Update for upcoming events

Old Business:

Alicia to provide suggestions and look into pricing for Board operations due to lack of volunteers/new Board members, use Holiday event for seeking new volunteers

Next meeting: December 3 at 7 pm via zoom

Meeting Adjourned: 8:09 pm