



Hunt Club HOA Meeting

Dec. 3, 2025

Location: Zoom

Call to Order: 7:05 PM

Board Members Present: John Fanta, Suzanne Doornbos, David Tracey, Doug Walczak

Board Members Absent: Carrie Cook, Stefanie Exline, Alicia Scott-Wears

Minutes prepared by: Doug Walczak

President's Business (John Fanta)

The Board reviewed and approved the November minutes via email, and the minutes were uploaded to Hunt Club website 11/11/25.

Social (Update given by Doug Walczak in lieu of Social Chairperson)

Holiday Party – 12/7/25.

- RSVP status – 74 (22 spots still available – Doug to send E-News reminder for carriage ride sign up). Final supplies to be purchased (hot chocolate, cookies, cups/lids).
- Set up – Sunday 4PM.
- Board members to host residents in the pavilion.

2026 Social Calendar – draft calendar to be developed and reviewed at the January Board meeting.

REMINDER: There is no Social Chairperson at this time (Board members capacity is limited and unable to also chair the social committee). Anyone can volunteer for the Social Chairperson – you do not have to be a Board member. If interested, please contact John Fanta – Board President.

Treasurer Report (Doug Walczak reviewed materials provided by Carrie Cook)

Reviewed November expenses & 2025 budget status:

- 2025 Total Cash Balance 12/3/25 = \$17,561.70 (Checking)
- Expenses through 12/3/25
 - Mailchimp (\$13.00)
 - Cutting Edge mowing (\$2,240.00)
 - Serene Landscaping (\$575.00)
 - DTE Nov. (\$43.37)
 - Public Storage – 2026 rent (\$672.00)
 - Doug Walczak – reimbursement for holiday lights (\$48.68)
 - DTE Nov. (\$19.19)

2026 Budget – Reviewed the proposed 2026 Budget. John Fanta made the motion to accept the proposed 2026 budget with the addition of a line item for Front Lighting – Holiday lights = \$200. Motion second by David Tracey. Motion was unanimously approved. The budget is based on carryover dues from 2025 = \$275 (no dues increase since 2023).

ACC (David Tracey/Suzanne Doornbos/Doug Walczak)

Doug Walczak reviewed the following:

- Cutting Edge – Tree trimming in the north woods is complete. Cutting Edge to restage some logs and pick up remaining debris. Clean up activities on 11 Mile Rd. and the north commons will be completed upon improvement in the current weather conditions.
- Serene Landscaping – Fall clean-up is complete for the front entrance and cul de sacs.

- Fence Repair required – the commons fence along Halsted Rd. requires repair. David Tracey to follow up with Novi fence.

ACC Application for Approval – Suzanne advised that no new applications were submitted.

COHA: Next meeting 1/20-26.

Block Captains: No report.

Neighborhood Watch: No report.

Directory: No report.

Website: Dues payment option via PayPal terminated (website to be updated accordingly).

Lease Applications: No report.

Old Business: None

New Business: None

Next meeting: 1/7/26 – 7PM via Zoom.

Meeting Adjourned: 7:46 pm