

**THE HUNT CLUB HOMEOWNERS ASSOCIATION INC. SEQ CHAPTER 180.01  
OFFICIAL MEETING MINUTES - BOARD OF TRUSTEES MEETING  
February 2, 2010**

<b>ROLE CALL:</b>	Bill David	Present
	Deneen Seljan	Present
	Michael Albanese	Present
	Paul Barlow	Present
	Jerry Cline	Present
	Barry Barnett	Present
	Andy Horner	Present

**OWNERS' CONCERNS:**

Nick Carrozza at 31512 Winners Circle stated that his concerns were the Design Guidelines require sheds to be 10 feet from each property line, and requested that the Board amend the Design Guidelines to match Avon Lakes which are 3 feet. He also stated that the Design Guidelines should be part of the Declarations so they are not changed year after year as the Board Members change. He wanted to know why the residents following the rules for prior approval are having the consequences.

John O'Flanagan at 671 Canter Court stated that the Lifestyle owners have unique needs and requested that the documents be amended so that at least one lifestyle owner is required to be on the Board of Trustees. He also added that he would like to see all of the owners polled for changes to the Design Guidelines. He stated that he does not want sheds.

Drew Small of 743 Hunt Club Way stated that he was concerned that the Board of Trustees and Barnett Management were not addressing the shed issue.

Cheryl Whitmore of 656 Canter Court stated that she wished there was more information provided to the owners to improve Board transparency and improve communication.

Shirley Lane of 31530 Winners Circle asked if the design guidelines required a complete Association vote, or just a vote of the Board of Trustees.

Tom McInerney of 664 Canter Court gave his opinion that the design guidelines should be a consensus of all of the owners.

Terry O'Donnell of 606 Canter Court gave his opinion that sheds are ugly by fact and agreed that the Board should consider input for the Design Guidelines.

Don Chadwick of 647 Canter Court requested that the Board review the Design Guidelines for awnings. He stated that since the board is changing shed guidelines will they change the awning guidelines as well.

Terry Davis of 618 Canter Court stated that most upscale subdivisions do not allow sheds.

Sandy Kivowitz 31536 Winners Circle stated that she would like deed enforcement for landscape maintenance.

Mrs. Lynch of 31625 Woodbridge Way requested that the Board take more owner input on the shed issue and would like to see more transparency on the changes being made to the design guidelines and requested a more positive attitude of the Board.

**CALL TO ORDER:** The Hunt Club Homeowners Association Board of Trustees Meeting held on February 2 2010 was called to order by Bill David, President of the Hunt Club Board of Trustees, at 7:40 pm.

**APPROVAL OF MINUTES:** The meeting minutes supplied were those from the December 14, 2009 Board of Trustees meeting.

**Bill David made a motion to accept the minutes as corrected including Deneen's Statement about Sheds:** *Whatever the board agrees to regarding this issue imagine the structure you are agreeing to on the corner houses of Hunt Club Way and the corner homes of Canter Court as well as along Krebs Rd. Once people know about the change many more may be installed. How will our development compare to Bridgeside with 50 resin sheds? We are currently allowed sheds but I want to keep the strict language regarding the design of the structure. The language regarding the location needs to be discussed and can be modified. Three or five people should not be allowed to change the "architectural integrity" of the development for 201 homes without full disclosure to its residents. Whatever is decided needs to be reviewed by Kaman and Cuisimano.*

**Jerry Cline seconded the motion. The vote 5-0. Motion passed.**

**OLD/UNFINISHED BUSINESS:**

**A. Bill David made a motion to continue to allow non-board members to produce a newsletter with the stipulation that it is unofficial and not sponsored by the HOA. Jerry Cline seconded the motion. Deneen Seljan amended the motion to require newsletter contents to be unanimous. Michael Albanese seconded the motion. The vote 3-2 against unanimous board consent. Bill David made a motion to continue to allow non-board members to produce a newsletter with the stipulation that it is unofficial and not sponsored by the HOA or that its contents be approved by a majority vote. Jerry Cline seconded the motion. The vote 3-2 in favor.**

**B. Jerry Cline made a motion to continue the website with the current company until further notice. Michael Albanese seconded the motion. The vote 5-0 in favor.**

**C. Paul Barlow made a motion regarding the holiday lights:**

**1. To have Schill take down the electrical cords, outlets and stakes on or around February 15<sup>th</sup> 2010, stored in their tubs and delivered to Paul Barlow's house to be stored along with the other Holiday decorations that are currently being stored in his house (wreaths, bells, etc.).**

**Also, not to leave the lights up for the entire year because:**

2. **The lights being up on the trees creates more wear and tear on the lights which would cause the need for more replacements for the 2010-2011 season – even if left up without being lit.**
3. **They cannot be left up and lit due to the structure of the electrical cords and outlets – this would prevent normal care of the grass in the center island (fertilizing and cutting)**
4. **The lights being on the trees year round could cause some issues with the trees themselves.**
5. **The lights being on the trees all year and not being lit just will look silly.**
6. **The HOA will bid out the putting up and taking down of the Holiday Lights for the center island to at least three contractors. We would like it to be known that we would like to spend no more than \$700.00 for the putting up and taking down of the lights. The lights are to be put up within 7 days prior to Thanksgiving and will be taken down around or near January 15<sup>th</sup>. The other decorations will be put up by Paul Barlow and anyone else who wishes to help at no charge and an appropriate time for the Holiday season.**
7. **The HOA will purchase any additional Holiday Lights directly from the distributor (which Paul Barlow will acquire the information for) from here on out on an as needed basis to replace any damaged or burned out light strands.**
8. **The HOA will purchase on its own any new or replacement decorations on an as needed basis each year in an effort to keep the development looking seasonal each year.**
9. **All of the above items will be done at or below the yearly budget amount.**

**Jerry Cline seconded. The vote 5-0 in favor.**

Paul Barlow said he was also open to help from a holiday lighting and decorations committee.

**D.** Bill David gave a snow plowing update that Southwest's foreman had not received the lifestyle snow plowing specifications as they had differed from the past. Bill David stated that he has the foreman's e-mail address, and the foreman stated that any owner can contact him with concerns.

**E. Paul Barlow made a motion to amend the design guidelines (attached) which was seconded by Bill David with a stipulation that a picture is provided prior to approval.**

Deneen Seljan presented a 54 signature petition which in accordance with Article II Section 3 of the Code of Regulations which states: The President may call special meetings. In addition, it shall be the duty of the President to call special meetings of the Association if so directed by resolution of a majority of a quorum of the Board of Trustees or a written petition signed by at least twenty-five (25%) of the total votes of the Association. The notice of special meetings shall state the date, time and place of such meetings and the purpose thereof. No business shall be transacted at special meetings except as stated in the notice. The issue was tabled until executive session so the Board could discuss such a meeting.

#### **NEW BUSINESS:**

- A. **RECORD REQUESTS POLICY: Bill David made a motion to adopt the records request policy (copy attached.) The motion was seconded by Paul Barlow. The vote 5-0 in favor.**

**B. FUTURE PLANS OF WOOD CHIP PATH: Bill David made a motion for volunteers to remove the path and plant grass. Paul Barlow seconded the motion.**

The Board of Trustees discussed the removal of the path. Deneen Seljan questioned whether or not this was permissible based on if it is shown on the city plan. The issue was tabled until further information could be provided. Barry Barnett stated he would check this matter with the city.

**INFORMATION FROM BARNETT MANAGEMENT, INC.**

Barry Barnett explained that the Real Estate tax issue had been resolved and referred to the last meeting's minutes which state: a refund of \$328.17 has been received and that at this time, all parcels' values have been reduced.

Barry Barnett explained the nomination procedures for the Board of Trustees that is covered by Article III Section 3 of the Code of Regulations which states: Except for Trustees selected by the Declarant, nominations for election of the Board of Trustees shall be made by a Nominating Committee. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board, and two (2) or more Members of the Association. The Nominating Committee shall be appointed by the Board at each annual meeting of the Members to serve from the close of such annual meeting until the close of the next annual meeting. The nominating Committee shall make as many nominations for election to the Board as it shall in its discretion determine but in no event less than the number of vacancies or terms to be filled. Nominations shall be permitted from the floor. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and solicit votes.

Barry Barnett went on to state that volunteers are also permitted. Barry Barnett also suggested allowing election inspectors, who would be non-board members of the Association who would count the votes, who he would assist in counting the proxy votes.

**Deneen Seljan made a motion for the attorney to draw up an amendment to the documents to require that one Board member be a lifestyle home owner. Michael Albanese seconded the motion. The vote 5-0 in favor.**

Barry Barnett provided the Board of Trustees with prices to provide a reserve study on individual common elements of the Association. Barry Barnett explained that he would obtain more quotations on full reserve studies from additional contractors.

Barry Barnett explained that the drain along the pathway had been scoped by Ciros, Deneen Seljan stated that she had witnessed the operation and noted that the pipe was clear and that it had the proper pitch. Deneen went on to say that Joe Reitz did inspect the drain previously and recommend the scoping. Ciros questioned if the size of the yard drains and pipes are large enough to handle the drainage. **Bill David made a motion to have a meeting on site with Joe Reitz and ask for his recommendation at which time the HOA will take Joe Reitz recommendation and obtain bids based on it. Jerry Cline seconded the motion. The vote 5-0 in favor.**

**Michael Albanese made a motion to accept the financial statements and disbursements for the months of December 2009 and January, 2010 and post them to the website. Jerry Cline seconded. The vote 5-0 in favor.**

**ADJOURNMENT: Bill David made a motion to adjourn to executive session. The motion was seconded by Paul Barlow. The vote 5-0 in favor. Motion passed. Meeting was adjourned at 9:03 pm.**

Respectfully Submitted,

Andy Horner, Barnett Management, Inc.

Managing Agent for: Hunt Club Homeowners Association Inc.