

**THE HUNT CLUB HOMEOWNERS ASSOCIATION INC.  
OFFICIAL MEETING MINUTES  
BOARD OF TRUSTEES MEETING  
Tuesday, May 18, 2010**

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

**CALL TO ORDER:** The Hunt Club Homeowners Association Board of Trustees Meeting held on May 18, 2010 was called to order by Bill David, President of the Hunt Club Board of Trustees, at 6:52 pm.

**APPROVAL OF MINUTES:** The meeting minutes to be approved at this meeting were those from the February 2, 2010 Board of Trustees meeting, as well as those from the May 3, 2010 Executive Session meeting.

**Bill David made a motion to accept both sets of minutes as stated. Jerry Cline seconded the motion. All were in favor. Motion passed 3-0.**

**FINANCIAL REVIEW:** Barry Barnett stated that currently there is approximately \$12,000 in the Life Style reserve account. The residents of the Life Style homes will be receiving a credit in their fees, due to mulching not being done this year.

**Michael Albanese made a motion to credit the Life Style residents four months worth of fees (\$160 per home) beginning September 1, 2010. Bill David amended the motion to credit the fees beginning July 1, 2010. Jerry Cline seconded the motion. All were in favor. Motion passed 3-0.** Barry Barnett will include a letter with the invoice explaining the credit.

**Michael Albanese made a motion to accept the financial statements and disbursements for the months of March & April, 2010. Jerry Cline seconded the motion. All were in favor. Motion passed 3-0.**

**DELINQUENT ACCOUNTS:** The delinquency list showed a delinquency total of \$5,255.00, as of 5/15/10. Barry Barnett stated that there were four liens filed in the month of May. Bill David asked Barry Barnett to look into the filing of foreclosure on 841 Horseshoe Way, as his recalled the Association's attorney suggesting to hold off on filing this foreclosure.

## **OLD/UNFINISHED BUSINESS:**

- A. RESERVE STUDY REVIEW: Michael Albanese stated that a proposal for reserve study was obtained from the J.R. Johnson Engineering, Co. Their proposal for reserve study was \$1,900, compared to the prior proposal of \$2,900 received from Reserve Advisors.

**Michael Albanese made a motion to contract the J.R. Johnson Engineering, Co. to complete a reserve study for the Hunt Club Homeowners' Association. Bill David seconded the motion. All were in favor. Motion passed 3-0.**

- B. PENALTY ASSESSMENT REVIEW: Jerry Cline suggested that the proposed penalty structure be revised to allow for one violation letter to be sent to a resident in violation, giving 30 days to comply. If no compliance after 30 days, a second letter is to be sent to the resident giving either a further 15 days to comply or the opportunity to request a hearing to discuss the matter with the Board of Trustees. If no compliance or request for hearing after 15 days, the issue will be turned over to the Association's attorney for deed enforcement procedures to be taken.

**Bill David made a motion to accept this revised penalty structure that includes the opportunity for a hearing. Jerry Cline seconded the motion. All were in favor. Motion passed 4-0.**

- C. VIOLATION INSPECTION UPDATE: At the Special Shed Meeting held on May 3, 2010, the Board of Trustees asked Barnett Management, Inc. to do a full inspection of the grounds and identify all lots that currently have sheds erected. Barry Barnett stated that since that meeting, Barnett Management, Inc. has attempted to schedule this inspection, but has been rained out on three occasions.

**Jerry Cline made a motion to have Barnett Management, Inc. review the status of the current lots where it is known that sheds are erected, and if information has been submitted, the request should be reviewed and approved/denied based on the revised Design Guidelines. If no info has been submitted on a shed at a particular residence, a letter is to be issued to the resident giving them 30 days to submit their request for approval. Michael Albanese seconded the motion. All were in favor. Motion passed 4-0.**

The Board of Trustees asked Barnett Management, Inc. to issue a letter of violation to the owners of 841 Horseshoe Way, asking that they comply with all current issues on their property or request a hearing with the Board of Trustees within 30 days, or the Assoc. will bring the known issues into compliance.

- D. LIFE STYLE DECLARATION RECORDING: Barnett Management will contact the lawyer for the developer to request that they file the Declaration for the Life Style homes, as there appears to be a seven year window (ending December 2010) to amend the original declaration filed.

## NEW BUSINESS:

- A. DESIGN GUIDELINES & RULES COMMITTEE: Michael Albanese asked that Barnett Management, Inc. update the Design Guidelines with the changes that were approved at the December 14, 2009 meeting, as well as the changes regarding sheds that were approved and send a copy to the Board to review.

Michael Albanese requested that both the Design Guidelines and Rules and Regulations be updated. Further, it was also agreed to provide a copy of both documents via US Mail to the Owners once it has been reviewed and updated.

Jerry Cline also asked that Barnett Management, Inc. make sure that the copy of the Declarations of Covenants & Restrictions that is posted on the Association website is updated with the most current version.

Bill David made a motion that Jerry Cline be elected Rules Chairman. Deneen Seljan seconded the motion. All were in favor. Motion passed 4-0.

## B. LANDSCAPING REVIEW

1. *Walking Path* – Moscarino Landscaping submitted a proposal to remove and seed over the walking path, along with some other landscaping work. The proposal total is approximately \$4,000. Barry Barnett pointed out that the 2010 budget allowed for \$3,200 in “landscaping extras” that could be used toward this proposal.

**Bill David made a motion to accept this proposal. Deneen Seljan seconded the motion. All were in favor. Motion passed 4-0.** This is to be completed in September 2010.

2. *Winners Circle/Woodbridge Mound* – The seeding of this mound was included in the above-mentioned proposal from Moscarino. This is to be completed in September 2010.
3. *Landscaping Plan for Hunt Club Way* – The Board agreed to place this issue on hold for the time being. The Board asked Barry Barnett, however, to contact Moscarino Landscaping and ask that they mulch the front entrance way as soon as possible.

- C. POND MAINTENANCE REVIEW: The Board stated their displeasure with the fact that the fountains are not yet up and running. Barry Barnett asked the Board to contact him on Wednesday, May 19, 2010 at 12 pm and if the fountains were not installed and running, a new pond maintenance company would be sought out.  
\***UPDATE** – the fountains were installed and working as of May 19, 2010.

D. SCHEDULE NEXT BOARD MEETING: The next meeting of the Board of Trustees is scheduled for Tuesday, August 3, 2010.

**ADJOURNMENT: Michael Albanese made a motion to adjourn. The motion was seconded by Jerry Cline. All were in favor. Motion passed 4-0. Meeting was adjourned at 9:30 pm.**

Respectfully Submitted,

Matthew Williams, Barnett Management, Inc.  
Managing Agent for: Hunt Club Homeowners Association Inc.