HUNTERS CREEK HOMEOWNERS ASSOCIATION

Annual Meeting Minutes

November 17, 2021

**Opening:**

The meeting was called to order at 7:00PM by Jim Kuehn, and he introduced the board.

**Present:**

Board members Jim Kuehn (President), Tom Kolak (Secretary), and Brenda Asher (Treasurer) were in attendance. Bo Fitz (Vice President) was not present.

**Quorum:**

A quorum was confirmed with 23 property owners present.

**Prior annual meeting minutes:**

The minutes of the previous meeting held 9 December 2020 were reviewed and accepted.

**Treasurer Report:**

Treasurer Brenda Asher provided the treasury report detailing the income and expenses of this year and explained that there will still be some minor bills to close out the Calendar Year. There was a question about what the Business Catastrophe Insurance covered and if there was an umbrella policy covering the entire HOA. It was agreed that it would be researched and the answer provided to the homeowner at a later date.

**Audit Committee:**

President, Jim Kuehn, read the audit report compiled by Steve Wilhelm, Audit Committee Lead and CPA, as he was unable to attend the meeting. The audit reviewed bank statements, invoices, and payments, and it was determined that the financial records were orderly and in good standing.

**Rec Committee:**

President Jim Kuehn discussed that the Rec Committee lead, Ms. Candee Homer, had resigned. He then discussed all that was accomplished over the year to include resurfacing the tennis court, updating the registry and upgrading the key card access for the tennis court/pool area with the ability to turn on/off access based on payment. The card replacement process was also reviewed for the members.

Some patio furniture will need to be purchased or repaired next year as some of the chairs, tables, and umbrellas are in bad shape. Upcoming Pool Area maintenance was also discussed to include eventually needing a new roof in the pool area, fixing the fence posts that have been broken, and replacing a vent fan.

Kevin Dawson was chosen to be the new Rec Committee Chair to fill the vacant position.

**Nominating Committee:**

The nominating committee lead, Rita Skimehorn, nominated Joe Dressler for the upcoming open Vice President Position and Brenda Asher for the upcoming vacant Treasurer position. There were no other nominations and both nominees passed unanimously. Outgoing Vice President Bo Fitz was thanked for her service.

**Old Business:**

Discussion focused on the rec area card access process again. It was mentioned that when submitting the HOA fees, owners were asked to write down their card number so it could be cross referenced with the master list maintained by Brenda.

Discussion was held on the resurfacing of the tennis court upgrades. It was mentioned that the Rec Committee will take a closer look at the security system monitoring the pool, tennis, and basketball court area to ensure they are meeting the security needs of the area.

**New Business:**

Treasurer, Brenda Asher, discussed the upcoming Calendar Year 2022 budget. She explained the possible alteration of the budget due to the current lawncare bid process and potential pool maintenance to fix a possible leak. The proposed budget was approved.

Discussion ensued on modifying the current HOA restriction that states RV/Boat/Camper/Trailer etc. can only be on the street for 48 hours, within a 7-day period, to match the city’s restriction of 72 hours was discussed. It was motioned, seconded and passed unanimously to change our restrictions to match the city’s and allow these items to be present for 72 hours.

The consolidation of the HOA fee and Rec fee billing into a single invoice and moving to a Calendar year versus our current Fiscal year for accounting, reporting and budgeting purposes was discussed again. The benefits of this move were discussed, as was the implementation of the residents being charged a fee for late payment.

It was brought to motion, seconded, and approved unanimously to waive the $75 HOA fee for all Hunters Creek HOA board members as a thank you to their time and dedication to the HOA. Committee leads are still required to pay the $75 HOA Fee.

Discussion briefly focused on Solar Panels as the current restrictions do not address them. Nothing was decided, but the general consensus seemed to follow the cities guidelines for implementing solar panels.

The idea of consolidating all four phases and restrictions into a single unified Phase/Restriction was discussed briefly. More discussion and research is needed for this topic.

The creation of a social committee was discussed. An ice cream social, block party, food truck and/or something equivalent was discussed as potential options for the upcoming year. This would allow the community to come together and provide a fun environment to meet your neighbors.

**Open Forum:**

One resident expressed concern with a sewage backup issue where the city line caused issues with his home. It was asked if the HOA could leverage any sort of positive outcome for the resident based off of the volume of homes and value of property tax value we provide to the city. President Jim Kuehn mentioned he would talk to the city, but could not promise anything would come of it.

One resident thanked the current and former HOA Boards for their dedication and not simply turning matters over to an insensitive HOA Management Company. This resident prefers HOA Communities and our structure, which is why he moved his family to Hunters Creek!

**Closing**

The meeting was adjourned at 8:10 PM.