

**THE HUNT CLUB HOMEOWNERS ASSOCIATION INC.
OFFICIAL 2019 ANNUAL MEETING MINUTES
Monday, November 25, 2019**

****THIS IS A DRAFT COPY OF THE 2019 ANNUAL MEETING MINUTES.
THESE ARE FOR REVIEW ONLY AND WILL BE CORRECTED AND/OR
APPROVED AT THE 2020 ANNUAL MEETING OF THE HUNT CLUB
HOMEOWNERS' ASSOCIATION, INC.****

ROLE CALL:	Bill David	Present
	Jerry Cline	Present
	Paul Barlow	Present
	Keith Dando	Present
	Paul O'Donoghue	Present
	Matt Williams, BMI	Present

CALL TO ORDER: The Hunt Club Homeowners Association 2019 Annual Meeting held on November 25, 2019 was called to order by Bill David, President of the Hunt Club Board of Trustees, at 7:01 p.m.

INTRODUCTIONS: At this time Matt Williams introduced himself, as well as the current members of the Board of Trustees.

PROOF OF MEETING NOTICE: At this time, Matt Williams verified that all residents in attendance had signed in on the sign-in sheets provided and also that all residents had received a meeting notice via mail.

APPROVAL OF MINUTES: The meeting minutes supplied were those from the November 26, 2018 Annual Meeting. **Bill David made a motion to accept the 2018 meeting minutes as stated. Keith Dando seconded the motion. All were in favor. Motion passed. Minutes approved.**

FINANCIAL REVIEW: Keith Dando, Treasurer, stated that the supplied meeting agenda contained a financial overview through October 31, 2019. The Board of Trustees has met to review and approve the budget for 2020, with no change in maintenance fees.

Keith stated that, as of October 31st, the Association had \$14,657.66 in its checking account, \$135,359.30 in its Money Market (Reserve) account and also \$9,481.19 in the Life Style Reserve account.

ELECTION OF INSPECTORS OF THE ELECTION: At this time, Matt Williams asked for two volunteers to be inspectors of the election to count the votes. Michael Douglas and Jonathan Storher volunteered.

ELECTION OF OFFICERS: Matt Williams stated that as of this time, the terms on the Board of Trustees that are held by Bill David and Jerry Cline are due to expire. Two members will need to be elected.

At this time, Matt Williams opened the floor for nominations or volunteers.

Bill David and Jerry Cline stated that they are interested in re-running for the Board.

Jon Brooks also volunteered.

Bill David made a motion to close the floor for nominations or volunteers. Paul Barlow seconded the motion. All were in favor. Motion passed.

OLD/NEW BUSINESS:

At this time, Matt Williams opened up the floor for any old or new business.

The owners in attendance brought up cars being parked on the streets, specifically Winners Circle and Jockeys Circle.

The Board asked Matt Williams to contact Reserve Advisors to get a quote for an update to the Reserve Study.

The owners in attendance discussed the poor performance of the snow removal contractor last season.

Weed control on Jockeys Circle and Woodbridge Way was also brought up. Matt Williams stated that he would speak with Jeff Collins from Moscarino about these issues.

The Board asked Matt Williams to get quotes on fertilization, aeration and overseeding from two other companies.

Michael Douglas stated that it might be a good idea to take some of the Association's reserve money and put it into CDs in order to get a better interest rate on it.

It was requested that a No Outlet sign be installed at the entrance to Jockeys Circle.

The owners asked if there is any plan regarding dredging the pond.

ADJOURNMENT: Bill David made a motion to adjourn. The motion was seconded by Keith Dando. All were in favor. Motion passed. Meeting was adjourned at 8:15 p.m.

Respectfully Submitted,



Matthew Williams, Barnett Management, Inc.

Managing Agent for: Hunt Club Homeowners Association Inc.