

**HUNTERBROOK HOMEOWNER
ASSOCIATION**

**REGULAR
&
ANNUAL
MEETING
MINUTES**

January 18

2010

Regular Meeting and Annual Meeting of the Hunterbrook Board and Homeowners.

**A QUORUM
BEING
PRESENT at
the MEETING**

Hunterbrook HOA Annual Board Meeting Minutes
January 18, 2010

Meeting was called to order at 7:05 PM after establishing that a quorum was present. In addition to the board members, Jerry Hickenbottom, President, Bob Symington, Treasurer and Joanie Price, VP and Secretary; the following homeowners were in attendance: Timothy Boardman, Darrel Sargent, Donnie Devalcourt, Mark Friedrich, Rachel Fugatt, Constantine Sabodash, Craig Phelps, Van Kirkland, Linda Hattenberger, and Jennie Dawes.

Agenda for meeting

- 2009 in review
- Treasurer's report (EOY 2009 and 2010 budget)
- Neenah Fence Update & remaining perimeter status
- Election of Officers
- Open Discussion

2009 in Review was presented by Jerry Hickenbottom.

- Cleaned up maintenance issues
 - Resolved issue with entry way lights not working
 - Repaired rock wall at entry way
 - Fixed broken sprinkler heads along Neenah fence
 - Regained control of excess water usage and excessive charges
- Neenah fence decision and funding by special assessment
- Upgraded entryway with new plants and adjusted sprinkler heads for proper watering.
- Fortified 17 weakened fence posts on HOA Chatham Woods fence.
- Note: All above items used funds available in the 2009 operating budget.

Treasury Report was presented by Bob Symington. Bob presented the highlights and explanations for the final 2009 financials for the HOA as of December 31, 2009. A recap for 2009 showed balances in Operating account of \$997.43 and the Reserve account of \$47,873.63. The 2010 budget was also reviewed and Bob answered questions and clarified each of the budget categories.

Neenah Fence Update

- As of today, January 18th, the fence is about 75% complete with 6 ½ sections remaining to be completed.
- There is some rework where the posts are not flush with the current rock pillars. There are 10 that require work to remove excessive gap between new fence and rock pillars. These will be corrected at Contractor's expense.
- There is some limited grading and leveling that will be done when it is all completed. This was not covered in fence contract.
- In general we have attempted to use the 74 inch (6 foot panels and 2 inch cap) as much as possible. However, because of uneven ground and various grade levels, it may be off a couple of inches in a few sections.

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- There is one section that is too low and did not use enough of the expected 6 foot panels – this will also be addressed by Contractor.
- There is a question on one section about the approved height and whether an exception can be made when it's installed. We are in discussion to resolve.

The question about fence height and consistency generated a discussion among homeowners attending board meeting. After considerable discussion on reasons for and against, a motion was made to allow an exception. The motion was defeated.

Note: If the motion had passed it would have been given to the Architectural Control Committee / Board for consideration, but it would still have been the Board's responsibility (per CCR's) to decide on what should be done on fence installation.

Election of Officers

- The Treasurer position is for a 3 year term – (2009 - 2010 - 2011)
- The President position is for 2 years. (2009 – 2010)
- We have an opening for a Vice President position that became open when John Heckerath resigned. Joanie Price was asked to serve the remaining portion of his term in 2009. Going forward this VP position will also serve as the HOA Secretary and will be for 2010 and will then become HOA President for a 2 year term starting in 2011. (2011 – 2012)

The nomination of Darrel Sargent was made by Sharon Hickenbottom and seconded by Craig Phelps. All in attendance voted aye and Darrel accepted his new position.

The meeting was adjourned at 9:00 PM.

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REMINDER: The annual dues of \$240 are now PAST DUE. If you have not paid, there will be a monthly interest charge for each month they are late. You have until April 1st to make the final payment of \$150.

Helpful Hint: Spring is just around the corner. If you have a lot of green in your yard now, you are likely going to have problems with weeds unless you address the problem now before the growing season starts. Highly recommend using some brand of weed killer or a weed & feed to give your yard a healthy start.

CC: Financials – 2009 Actuals
2010 Budget

**REMINDER
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**Hunterbrook HOA Annual Board
Meeting**

The Annual Board Meeting is being held.

When: Monday, Jan 18th 7:00PM

Where: Brushy Creek Community Center

Agenda:

2009 in review

Review 2009 financials & Final 2010 budget

Neenah fence update

Election of HOA officers

Homeowner Q&A

If you are unable to attend, please submit attached proxy to a board member or send the proxy with someone who can represent your views on election of officers.

CC: Proxy attached

Hunterbrook HOA New Fence Payments

status as of 1/16/2010

Neenah Fence Section Payments

<u>Date</u>	<u>Payment Type</u>	<u>Amount</u>
12/5/2009	Initial Deposit	10,000
1/16/2010	Progress Payment	15,000
TBD	Remaining Payment	23,507
	Total Neenah Section	<u>48,507</u>

Park Fence Section Payments

<u>Date</u>	<u>Payment Type</u>	<u>Amount</u>
TBD	Total Section (may be split up)	<u>16,493</u>
	Grand Total Payments	<u><u>65,000</u></u>

Hunterbrook HOA

as of 1/16/2010

2010 HOA Collections

	Dues	Reserve	Total
1 Boardman	240	150	390
2 Dawes	240	150	390
3 Friedrich	240	150	390
4 Gaetjens	240	150	390
5 Hickenbottom	240	150	390
6 Nauert	240	150	390
7 Ramirez (Salvador)	240	150	390
8 Sabodash	240	150	390
9 Symington	240	150	390
10 Talbott	240	150	390
11 Venkatsubra	240	150	390
12 Gonzalez	240		240
13 Huang	240		240
14 Reeb	240		240
Totals	3,360	1,650	5,010

Remaining 2009 Dues Outstanding

1 Cordova	240
2 Truong	240
Total	480

Remaining 2009 Special Assessment Outstanding

1 Assad	1,429
2 Cordova	1,429
3 Fugatt	1,229
4 Higgins	1,429
5 Wofford	1,429
Total	6,945