

Hunt Club Meadows HOA Board Meeting

December 5, 2022 at 6:30pm

Board Meeting Minutes (unapproved)
Owners invited - GoToMeeting

Board members present: Meyer, Mercer, Santry, Lindee, Zambon
7-8 other Owners present.

Agenda Items/Minutes

1 - Call to order – Nick called meeting to order at 6:37pm

Nick explained that Owners being invited to Board meetings henceforth, per IL General Not for Profit Act.

2 - Homeowner open session, Q&A (if any)

Upper pond discussion – water level low? Need dredging? (pipe exposed) – will contact pond maintenance company and conservation easement maintenance company to look at it. Had duckweed treatments in 2022, will do so again in 2023 (upper and lower ponds). Discussed the pump – used for water pumping from lower pond to upper pond to create waterfall, haven't used it in many years due to high cost of operation. Could be large future cost. Have reserve money for culverts/dredging costs.

Austrian pine trees – several are dying – will get quotes for replacement cost of trees. Will contact landscape maintenance company.

Note: Annual homeowners meeting will be on January 18, 2023 - details and information will be provided in the December mailing.

3 - New CPA (financial reporting, tax return and Fall budget cycle; \$615 annually)

Brief discussion. Question asked about cost – new one slightly higher than old one for annual financials and tax return (post meeting note: \$60 more). Board vote: Approved 5 – 0 – 0

4 - Review proposed 2023 budget (see attached document), set annual assessment amount for 2023

Carol reviewed 2022 projected actual to budget. Reviewed proposed budget for 2023. Discussion about not reducing assessments by \$10, due to upcoming potential expenditures for replacement of dead trees and potential dredging. Hope to have some quotes in January meeting for trees and dredging. Question about fuel surcharge on landscaping maintenance (\$200 in budget for 2023) – this is in landscaping contract. 2023 is the 2nd year of a 3 year contract. Prices will be constant for next two years (will likely incur an increase after that time); current contractor is \$4700 less per year than previous contractor. Will discuss with Owners that assessments may need to be raised in upcoming years due to higher costs and additional large expenses (assessments have been at \$630 for several years). Board vote. Budget for 2023 approved at \$630 assessment amount. Approved 5 – 0 – 0

5 - Proposed revised Rules & Regulations discussion, Board vote (see attached document)

[Scope: Rule G3 Revision, G9 Revision, Add new G21, sentence added to N1.] Rules & Regs document revisions voted on in an Owner-invited Board meeting. Nick explained that the Rule revisions were meant to clarify the related Covenants and make it less subjective. Ryan said that the Rule revisions support the Covenant, not change it. [Note: Covenants not being changed, just the Rules document.] Discussion about fences. Will continue discussion about fences at the January meeting to get more Owner input. Board vote. Approved 5 – 0 – 0

6 - Board executive session (if needed) – N/A

Meeting adjourned at 7:36pm

Minutes recorded by Carol Lindee

2022 HOA Board:

Nick Meyer - President
Jason Mercer – Secretary
Carol Lindee – Treasurer

Ryan Santry - Vice President
Michael Zambon - Board Member