

Annual Homeowners Meeting Agenda - Hunt Club Meadows

January 9, 2018 - 7pm - Haines School New Lenox

Meeting Minutes

- Call to Order - Lisa Mikolajczak (*Quorum ___12___ - ___16_ in attendance, ___7___ by proxy*)
 - *Total accounted for -23*
 - *Meeting called to order at 7:01pm*
- Introduction of Board Members and Homeowners
- Financial Review
 - 1) Review of financial statements - Tiffany Motto
 - 2) Review of 2018 Budget—Tiffany Motto
 - *Assessment of \$500 remains the same as 2017*
 - *Budget discussion take aways for the board to discuss and evaluate*
 - *What is the long term plan for the neighborhood? 1 year, 2 year, 3 years*
 - *What is the amount the community feels comfortable keeping in reserves and operating cash? (\$15,000 reserves and \$15,000 in operating was determined and agreed on by most-not voted just consensus)*
 - *Should we not spend excess cash in 2018 due to high burn expense in 2017?*
 - *Website cost and maintenance is misunderstand-the community would like to understand cost break down-more line #5*
 - *Landscape Maintenance -special projects-line item was discussed —and overall decided to remove the \$6000 from the 2018 budget until the board can provide details around how these funds will be spent-including designs and cost breakdowns of proposed stone entrance signs-more line #7 and #8*
 - 3) Assessments - Now due. You may pay today if you wish.
- General Discussion
 - 4) Approval of 1/11/17 homeowner meeting minutes (posted on HCM website)-Lisa Mikolajczak
 - *Approved*
 - 5) Website enhancements 2017- Lisa Mikolajczak
 - *Homeowners would like to understand what the annual fee provides/benefits from old site? How many hits the site is seeing monthly/annually?*
 - *It was shared that the site is still being developed and will be able to provide alerts to homeowners. The Board will provide more clarity to homeowners.*
 - 6) Architectural Review update - Bob Schaller and Dino Deluca
 - *Homeowners brought to the Boards attention that some lots do not have the required trees-the Board will review and discuss with out to of compliance homeowners*