

**Hunt Club Meadows HOA Board Meeting**  
March 14, 2023 at 7pm

*Board Meeting Minutes (unapproved)*  
Owners invited - GoToMeeting

Board members present: Meyer, Santry, Lindee, Schaller. Absent: Mercer  
3 other Owners present.

**Agenda Items/Minutes**

1. silt study - approve expenditure - review quote (if we have it), discuss, vote – No quote received yet. Discussed the necessity for this. Pond and wetland are healthy. No approval by Board to do a silt study at this time. [post meeting note – silt study quote was received from CBBEL: \$5775 for lower pond and upper wetland]
2. discuss plan of action for the white pipe – Discussion. Bob Schaller will contact a commercial pipe company, potentially remove it and cap off the pipe. He reported that Dino had an electrician come in while he was on the board to take off the electricity to the pump (so the pipe is not usable anyway). Bob Chlipala offered to assist Bob if needed (piping is his industry).
3. garbage cans for dog waste - review costs (Beary + equipment + ongoing bags), discuss, vote – Discussion of quote for installation cost and maintenance (for 30 weeks in non-winter for one year) of approx.. \$3000 total. Board voted 0-4-0 to approve this expense (ie, it is not approved). An Owner reported some waste in a couple of areas of the subdivision (not picked up by the dog walker). Discussed sending email to Owners. Will follow up with signs if dog waste problems persist. [post meeting note – email sent 3/18/23]
4. burn update (if any) – no update – burn is dependent on weather. CBBEL will contact the HOA (and Owners who requested it) when the time is appropriate prior to the burn. [post meeting note - Info received from CBBEL on 3/17 – email sent to Owners 3/18/23]
5. survey response discussion – outbuildings: Survey conducted in early March 2023 - “ As a homeowner / lot owner would you support amending the rules and regulations to allow outbuildings ?” – Out of 48 lots, received 11 No (61%) responses, 7 Yes (39%). There was one vote for “Lot 102” which does not exist. Taking this out, the response was 59% No, 41% Yes. Discussion. As 75% of ownership is needed to change, Board decided that no changes will be considered at this time.
6. June - tree evaluation – Board members will do a walk-through in June and look at trees  
Also discussed a) repair of a drain that is rising up near sidewalk north of the pond, b) trimming of tree in conservation easement near sidewalk. Carol will get quotes.
7. Next Board meeting - tentative October – next meeting will be Tuesday October 24 on GoToMeeting

*Meeting adjournment at 7:48pm – Bob first, Carol seconded the motion to adjourn*

Executive session: a brief executive session followed the meeting.

*Minutes recorded by Carol Lindee*

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**2023 HOA Board:**

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

Ryan Santry - Vice President  
Bob Schaller - Board Member