

Hunt Club Meadows HOA Board Meeting

October 29, 2024 at 7 pm

Minutes

Owners invited - GoToMeeting

Minutes recorded by Carol Lindee

Board members present: Meyer, Mercer, Lindee, Santry, Schaller

Owners present. Four Owners were present

Agenda Items/Minutes

1. Call to Order – 7:10pm
2. Approval of 3/18/24 board meeting minutes (on website) – **vote** – Motion Nick, Bob - approved as written 5-0-0
3. *Informational*: Completed activities so far in 2024:
 - Mulch (every two years), wasp nest removal, typical landscaping maintenance and pond maintenance
 - No other unplanned expenses to date (just wasp nest \$275)
4. Tree trimming/removal planned for 2024 – review proposals, **vote** – Motion Nick, Carol - reviewed three proposals that were obtained by the Board – approved 5-0-0 for \$5350 the proposal from Smitty's Tree Service (*post meeting note: proposal was \$5275 not 5350*), to be done in 2024. The ash trees have the emerald ash borer disease, will remove the worse ones; others may still live for a few more years.
5. Landscaping Maintenance contract – current contract expires end of 2024 - review proposals, **vote** - Motion Nick, Carol - reviewed five proposals (ranging from \$6000 to \$31,200), also discussed additional fertilizer applications to improve turf. Owners need to be aware that costs could go up dramatically if we need to move to one of these higher priced contractors, which would impact assessments. Decided to do a three-year contract in order to lock in favorable pricing through 2027. Voted 5-0-0 to use Beary Landscaping (our current contractor) with two additional fertilizer applications, for a total of \$7090 in 2025. Price will be 3% higher in each subsequent year (Contract 2025, 26, 27).
6. Culverts update – no response from Village recently, not sure who is responsible for repairs. Unknown impact and cost. We do have reserves for repairs. Board will try to get a quote to add rip rap rock under the bridge culvert (near lot 42 and Outlot A, on Buckberry).
7. BOI reporting with Federal Crime Enforcement - new requirement (annual and when changes occur) - initial filing completed 10/4/24 – Carol reported that this was filed. Lawyer would have filed this for \$450, but board was able to do it without the lawyer assistance and fee.
8. Financials:
 - a) Review of 2024 projected actual-to-budget – about \$3300+ ahead of budget for the year with planned expenses; added a \$3000 tree replacement reserve in 2024 for 2025; results in a slightly better than budget actual for 2024 (approx. +\$300)
 - b) Discussion of 2025 Budget – Carol reviewed budget proposal for 2025, similar to 2024 with assessment amount the same. Discussed the need for tree replacement in 2025 (after tree trimming and removal in late 2024). Will do aerator (maintenance) repair in 2025. Nick emphasized the potential for large increases in expenses if some large budget items go up (such as landscaping), which would increase assessments.
 - c) Board **vote** on 2025 Budget - Motion Nick, Ryan – approved 5-0-0
9. **Annual homeowner meeting date: January 8, 2025 at 7pm** – attendees agreed to this date
10. Questions, comments, discussion from Owners - none
11. Adjournment - Motion Nick, Ryan – 5-0-0- adjourned at 7:50pm
12. Executive session (if needed) – not needed

2024 HOA Board:

Nick Meyer - President

Jason Mercer – Secretary

Carol Lindee – Treasurer

Ryan Santry - Vice President

Bob Schaller - Board Member