

Agenda

- **Hunt Club Meadows HOA Board Meeting - Saturday March 15, 2025** on GoToMeeting at 9am. *Meeting changed to Microsoft Teams.*

1. 2024 year end financials were sent to CPA for tax preparation
2. New owner Lot 16 - fyi
3. Empty Lot Cutting email will be sent to owners this month
4. Garbage clean up reminder email sent to owners 3/12
5. aerator repair contract signed, will be done before aerator is placed in pond in spring
6. Proposal to install signs around outlot B (quantity 5 suggested - approx locations attached)



7. Fish stocking update
8. Tree replacement - need to do a walk-through and get quotes - board approve up to \$5000? (that is what is budgeted)
9. Culvert repairs discussion, plan

Executive session to follow

Meeting minutes (minutes recorded by Mercer, Lindee)

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

Two homeowners were also present

Financials

- Carol confirmed that the 2024 financials were sent to the CPA and are within a couple of hundred dollars of the projection. CPA will prepare tax returns for the HOA.

New Owner

- Carol mentioned that the new owners of lot 16 closed in January, and the transfer was completed.

Garbage Cleanup/Empty Lot Cutting

- Carol sent out a reminder to Owners for garbage cleanup on 3/12, asking owners to help keep the neighborhood clean. Email to be sent out after the meeting to empty-lot Owners to remind them of Covenants on keeping empty lots mowed regularly.

- Bob informed that there is a large infestation of ticks near the pond, and Carol will ask Eric from the conservation place if anything can be done about it.

Aerator Repair

- The aerator repair contract was board approved in January meeting and will be repaired and installed in the spring.

Signage

- The proposal to install signs around Lot B was discussed – aim to limit/prevent activity in the drainage easement.
- Nick made a motion (Bob second) to approve up to \$1000 for the purchase (and then subsequent installation) of signage around Outlot B to protect from liability, and it was unanimously approved 5-0-0.

Fish Stocking

- Bob provided information about the Will S. Cook County Soil and Water Conservation District's yearly fish sale, and the board discussed adding fish to the pond. Motion (Nick, Jason) to purchase fish (up to \$250) – approved 5-0-0. Will review with McCloud prior to purchase.

Tree Replacement

- Nick made a motion (Bob second) to approve a \$5000 spend for tree purchase and installation, and it was unanimously approved 5-0-0. This was part of the 2025 budget. Board members will start gathering cost information. Will do a walk-around the subdivision to identify tree needs once leaves come out on trees this summer.

Culvert Repairs

- Discussion of culvert repairs in the subdivision. One example is the culvert near Lot 42/Outlot A has water going under it rather than through it. There is also silt built up and erosion in certain areas.
- Nick will talk to Village. Discussion of also getting some quotes to clean out culverts from landscaping companies. Will hold a special meeting to approve expenditure when applicable/if needed.

Pond/Wetland

- There is a beaver lodge in upper wetland area. Carol will notify McCloud about it to see if it is a problem.

Meeting adjourned at 9:30am.

Executive session followed.