

Hunt Club Meadows HOA Board Meeting

April 11, 2026 at 0900AM

Minutes

Owners invited - ZOOM

Minutes recorded by David Gentile

Board members present: Meyer, Gentile, Lindee, Schaller
Owners present. Three Owners were present.

The meeting was called to order by President Meyer on April 11 2026 at 0902 AM.

Roll Call:

Present: (Board Members) Nick Meyer, Carol Lindee, Robert Schaller, David Gentile, (Hunt Club Meadows Property owners of) Lisa of Lot 18, John of Lot 11, and Julie of Lot 33.

Approval of landscape lights and electrical outlet repair:

Motion made by Meyer to approve landscape lighting repair and pay invoice for electrical outlet (\$1,000). Seconded by Gentile: All Votes Yes – Motion Carries

Approval of new aerator system for pond:

Aerator was too old for repair and was replaced by McCloud Aquatics, Motion made by Meyer to pay invoice to McCloud Aquatics for emergency repair, Work Order #114867 (\$3,639.75) Seconded by Gentile: All votes Yes Motion Carries

Update on Lagestee Culvert repair (south of lot 42):

Schaller gave update on Culvert repair, Lagestee is waiting for the spring weather to subside, project may start in June / July. NO ACTION TAKEN

Review Covenants and By-Laws (Rules and Reg):

Board discussed updated Covenants and cleaning up language that could be interpreted in different ways. Board also discussed future with KSN Legal counsel. Board agreed KSN needs to complete updated Declarations and By-Laws before discussing future service with law firm. NO ACTION TAKEN

Control Burn update:

Control burn was completed, NO ACTION TAKEN.

Mulch quotes for 2026:

Approximately 55 yards of mulch is needed for 2026 landscaping. Board Member will get quotes from various landscapers. NO ACTION TAKEN.

Tree Replacement:

Board discussed replacing trees around the pond. Other trees in the area are diseased and will likely need to be removed. Discussed possible cost of replacement and potential for special assessment. Board agrees trees add to the aesthetic quality of the sub-division. Board agrees to table tree replacement approval for next meeting. NO ACTION TAKEN,

ARC Update (Three homes being built, lot 41, 45, and 24)

All three homes have been approved by the ARC. All three have broken ground and will likely be completed by the end of the year. NO ACTION TAKEN

Past due yearly assessment from multiple lots:

Board agreed that any past due lots should contact the attorneys and discuss possible settlement options with them. Board also agreed that lot owners will be responsible for all legal fees that were accrued during the process. Motion made by Meyer to pay KSN invoices (\$500 and \$2,977.02) seconded by Lindee. All votes YES- Motion Carries

Discuss future of Board / Possible management company:

Board discussed the possibility of hiring a management company for the HOA. New Volunteers have been hard to come by and the current board is ready to step down after many years of serving. All board members are in agreement to look into property management companies and see what the cost will be. Board will speak to at least three management companies in the area and get ideas for future meetings. Board responsibilities could be turned over by January 2027.

Gentile made a motion to adjourn, Seconded by Schaller. All votes YES motion Carries Meeting ended at 1000 AM.

2026 HOA Board:

Nick Meyer - President
David Gentile – Secretary
Carol Lindee – Treasurer

Ryan Santry - Vice President
Bob Schaller - Board Member