

Hunt Club Meadows HOA Board Meeting

June 15, 2026 at 0700PM

Minutes

Owners In-Person (Pond Meeting)

Minutes recorded by David Gentile

Board members present: Santry, Gentile, Lindee, Schaller
Owners present. Five Owners were present.

The meeting was called to order by Treasurer Lindee on June 15 2026 at 0700 PM.

Roll Call:

Present: (Board Members) Ryan Santry, Carol Lindee, Robert Schaller, David Gentile, (Hunt Club Meadows Property owners of) Lot 23, Lot 26, Lot 24, Lot 44, Lot 13, Lot 8 and Lot 33.

Approval to use Calderon Landscaping to Mulch Subdivision (Approximately 55 Yard)

Motion made by Schaller to accept Calderon Landscaping bid for Mulching Hunt Club Meadows common areas (\$4,500). Seconded by Gentile: All Votes Yes – Motion Carries

Update on Covenants and By-Laws:

Lindee and Schaller gave updates and approximate time of completion (July -August). Property Owners were advised they will have the opportunity to review updated rules / regs before an approval / acceptance would be voted on. NO ACTION TAKEN

Approval of Management Company:

Discussed the need for management company and shared three quotes. Quotes ranged from \$1,500 - \$800 a month. Park Property Management Solutions was approved pending attorney review of contract. Park Property Management Solutions offers 3 tiers of management ranging from \$400-\$800 a month. Board and Lot owners agreed to move forward with the top tier of service. (Approximate cost per lot would increase \$200.00 yearly) Motion made by Schaller to approve Park Property Management Solutions pending attorney review, starting January 2027, Seconded by Lindee: All votes Yes - Motion Carries

Approval of April 11 2026 Minutes:

Motion made by Schaller to waive the reading and approve April 11 2026 Minutes, Seconded by Gentile: All Votes Yes – Motion Carries

Approval of tree removal in conservation area on LOT 8:

Lot Owners agreed to help with broken limb and attempt to remove on our own. If needed \$1,200 was approved to pay tree removal service. Motion made by Schaller seconded by Santry, All votes Yes- Motion Carries.

Discuss increase in fine structure:

Fines have not been increased since inception. Discussion between board and lot owners on fine amounts for unkept empty lots. Board and lot owners agreed to get counsel from Hunt Club Meadows legal representatives before changing fine structure. NO ACTION TAKEN.

Schaller made a motion to adjourn, Seconded by Gentile. All votes YES motion Carries Meeting ended at 0745 PM.

2026 HOA Board:

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

Ryan Santry - Vice President
Bob Schaller - Board Member