

Hunters Trace Homeowners Association

Homeowners Gathering/Discussion

Date: Saturday, March 25, 2023

Location: Boutwell Residence Driveway

Time: 9:05AM

Kevin explained to the homeowners that we did not have a 30% attendance to reach a quorum, as a result we could not hold our Annual Meeting. He asked the homeowners present if they would like to have a group discussion and answer any questions. Everyone stayed to participate in the discussion.

Kevin thanked Tim Bell for his service as Treasurer for the last 8 years. Kevin then announced the other HOA officers and time of service, and asked everyone for their thoughts and any nominations for officers to be voted on at the next HOA meeting in about 6 weeks.

Debbie read the minutes from the last Annual Meeting in August 2022.

Tim reviewed the financial report as well as the proposed Budget for 2023. He also asked for any questions. He also introduced Brennon Gomillion and nominated him to be the new HOA Treasurer.

Ann asked for ALL homeowners to Please STOP at the 2 STOP SIGNS on the main road into our Hunters Trace Subdivision. We have a lot of children playing and riding bikes as well as residents walking. It has been mentioned by several homeowners that people are driving fast and not stopping at STOP signs.

Cody reminded that school will be out soon and to remember to lock their car doors and leave lights on around your property at night.

Kevin asked Jerry to give an Architectural update, Jerry asked all homeowners to get an approval by the HOA Architectural Committee when doing any large outside project including, fences, roofing, driveways, painting and sheds.

A couple homeowners discussed the possibility of any changes or revisions of by-laws at the next Meeting. Kevin handed out copies of the new by-laws passed to anyone who wanted one and reviewed them. He made a point that we can not make exceptions for One person and not for All. He reminded everyone that they had the opportunity to request changes or dispute any of the by-laws proposed prior to the Annual Meeting in August 2022 when the voting took place and New By-Laws were passed.

Cody explained the details of the old by-laws not allowing sheds and also reminded everyone that details on sheds were discussed and decided and voted on by the homeowners with a 60% quorum.

A homeowner expressed her concern regarding the large increase in Yearly HOA fees and asked for clarification. Kevin and Cody explained many reasons for the increase including, costs going up, our HOA funds being very low, and lawyers fees. It was also noted that our new HOA Yearly fee of \$120.00 (\$10.00 per month) per lot is one of the lowest in the area. We have a beautiful community and make every effort to keep the costs of the HOA as low as possible.

Chuck asked Jerry to remind everyone to make the effort to keep their home and property nicely maintained. It benefits your neighbors and our whole community!

A homeowners mailbox was brought up as it has been in violation of the HOA by-laws for about 2 years. Kevin and Cody explained that the homeowner has been sent 5 letters and contacted the HOA lawyer in regards to this issue. The homeowner has requested a June 1, 2023 deadline for it to be repaired to HOA standards. Our HOA Lawyer recommended accepting the June 1st deadline and if it is not completed, then we will proceed with a lien and or the HOA will repair it and bill the homeowner directly.

Nancy mentioned to homeowners that some homeowners yard flood lights are shining in the windows of homeowners behind or beside them. She asked that everyone check and direct your yard flood lights into your own yard and away from shining in neighbors windows.

Also, as a reminder to ALL homeowners, trailers are not allowed to be kept in yards or driveways and vehicles should be parked in driveways!

A homeowner asked about the possibility of neighbors signing a legal affidavit to add a shed to a backyard without a fence. Kevin & Cody responded that we can not bend HOA rules and make exceptions to by-laws.

Kevin discussed the front fence along 7th Street which belongs to the HOA. He said he has spoken to a fence company and the fence is in pretty bad shape and will most likely continue to be damaged with the storms in the upcoming spring and summer season. A new stronger board on board fence with cemented, commercial 4 x 6 posts including painting (on one side) would cost \$34,750.00. This would be an item that would be voted on by the homeowners as a 1 time assessment of \$365.79. He reminded all homeowners with backyards along 7th Street to please keep your shrubs and trees at least 2 feet away from the fence. Kevin will be looking into it further and let everyone know how we will proceed on voting on this.

Pot holes on some of the roads in our subdivision were also discussed. Ann has contacted the County and they will not come out to repair them until they are so deep.

The new HOA by-laws that were passed at the Yearly meeting in August 2022 will be posted on our HOA website, which is maintained by Robin Corsiglia. The Hunters Trace HOA website is www.hunterstracehomeowners.org

Kevin told everyone that Proxies will be distributed to all residents for the next meeting. Date to be announced something in the next 6 weeks.

Kevin adjourned the meeting at 10:15AM