

HUNTERS TRACE HOMEOWNERS ASSOCIATION

Annual Homeowners Meeting

Date: August 27, 2022

Held in the Front Yard of the Patel Residence

Board Members in Attendance; Kevin Boutwell, President, Ann Mercer, Vice President, Cody Blair, Vice President, Tim Bell, Treasurer, Debbie Lucas, Secretary

Kevin opened the meeting at 9:27AM. He thanked everyone for their attendance and confirmed that we have 60% or $\frac{2}{3}$ homeowners present to vote to change/add by-laws.

Kevin thanked the Patel Family for the use of their driveway and yard and great shade from the summer heat to hold our Annual Homeowners Meeting.

Tim Bell, Treasurer gave the Homeowners Financial Report; \$8,000 in our Reserve Fund, \$2,279.00 in our Fence Fund, and \$556.00 in our General Fund. Total HOA account balance is \$10,835.94 Tim also announced that he will be resigning his HOA Treasurer position in March 2023, so that position will be open. Tim confirmed that Lawn Maintenance for the front of Hunters Trace had increased to \$125.00 per month.

Kevin reported that we have had some recent overnight automobile break-ins and asked that everyone lock their vehicles and Cody Blair asked residents to turn lights on around their homes at night.

Kevin discussed looking into the County to put up some street lights in our community and also the possibility of a gate or other possible security measures in the future.

A concern was raised about the short time RV's would be allowed to stay in the front of their home or driveway when loading up for a trip and returning home. Kevin and Cody suggested we get the new by law voted on and if necessary we could discuss any issues and possible changes in the year ahead.

Kevin requested 3 volunteer homeowners to participate in the vote counting process. Mr. Patel, Mr. Vavra, and Mr. Coy volunteered.

Votes were counted and results announced; Sheds, Passed, Metal Roofs, Not Passed, Architectural Shingle Roofs, Passed, Fences, Passed, Motorhomes, Passed, Boats, Passed, Leasing and Rental of Homes, Passed, Yearly HOA Dues Increase, Passed, Voting Rights, Passed, Election Yard Signs, Christmas Decorations & Satellite Dishes, Passed (Please refer to your Hunters Trace VOTING Sheets for detail on each item)

Kevin reminded all homeowners to check their mail for items from the HOA and to take the time to read them!

An issue was raised by a homeowner on the last item on the voting sheet because it contained 3 items (Election yard signs, Christmas decorations & Satellite dishes) Kevin clarified the 3 items being together, the issue was resolved and the Vote stands as Passed.

Ann Mercer made a Motion to adjourn the meeting, Mr. Dan Vavra 2nd the motion.