

Hunters Trace Homeowners Association

Minutes of Annual Meeting March 25, 2017

The meeting was called to order at 9:00 by President Jim Allie.

Secretary Doug Langlois confirmed there was a Quorum based on 23 members in attendance and 11 proxies for a total of 34. (29 is needed to conduct the meeting.) Doug also confirmed that an Affidavit of Compliance regarding timely notice of the meeting has been completed and notarized. The minutes of the 2016 Annual Meeting were read and accepted.

Treasurer Tim Bell gave the treasurer report and stated there is \$1314. in the General Operating fund to carry over to the next year. Income was larger than expected due to the number of homes that were purchased in 2016 and fees for estoppel letters that were collected.

A repair to the front entrance irrigation system cost \$820, which caused the expenses to be greater than anticipated. We recommend keeping the assessment at **\$35.00 per homesite for 2017/2018**. The fence fund has \$1282. and the Reserve fund remains at \$8,000.

There was no Old Business to discuss.

There was no report from the Architectural Committee, nor the Landscaping committee. The entrance lighting and irrigation for the plants has been repaired and maintained.

There was discussion about the Stone Pillars that are leaning with Jim Allie noting the repair would be expensive if a backhoe was brought in to straighten them. Marc Mercer would investigate an alternative method and report back to Jim Allie.

A motion was made by Elbert Wilkinson , with a second from Lanny Tolly to waive the Fidelity Bond for the Treasurer and the Board Members. A vote was taken and approved.

Jim Allie suggested more Volunteers are needed to collect litter along NE 7th Street about once a week. Several members were in favor of volunteering and signed up after the meeting.

Members were agreeable to allowing their email addresses to be included on future phone lists. A sign up list was available after the meeting for those that wanted to have it included.

Election of Officers: It was voted that Jim Allie would serve a two year term as President. Doug Langlois was voted to serve a two year term as Secretary and Tim Bell was elected to serve a two year term as Treasurer. Marc Mercer nominated his wife Ann Mercer to a one year term as Vice President and it was so voted.

The meeting adjourned at 9:55

Douglas Langlois

Secretary