

**HUNTER'S TRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 17, 2015**

The meeting was called to order at 3:00 PM, by Cindy Head, President. Present were Cindy Head, Doug Langlois, Don Sjolund and Shirley Sjolund. It was verified that a quorum was present. It was also verified that proper notice of the meeting was posted in accordance with the By-Laws.

The minutes from the October 15, 2014, board meeting were read. Doug Langlois made a motion to approve as written, Don Sjolund seconded the motion. Doug also requested that the minutes be sent to board members in advance of the next board meeting and putting them on the website. Cindy feels they should be approved before putting on the website.

Report of Officers:

Don presented the Treasurer's report with updated figures: General Fund \$1,473.45, Fence Fund \$2,531.46, and Reserve Fund \$8,000.00, for a total of \$12,004.91. Discussion was conducted on expenses for remainder of fiscal year, and having the front entry cleaned up and mulched. Don also reported on a proposed budget for the upcoming annual meeting. The annual assessment will remain at \$35. Doug made a motion that we approve the budget as presented; Shirley seconded the motion.

Doug reported on the front lighting being out. He will speak to Van Fleets about this. He also updated the board on Architectural Committee activities, and various requests for modifications to homes. Doug also reported that he had contacted the County regarding the leaning stop sign in front of the Croye residence, and it has been corrected.

Shirley reported that CrossRoads Realty had not yet responded to our inquiry about their fees. This will be on the annual meeting agenda. She also reported on two current deed restriction violations. Cindy asked that letters be prepared and sent to the property owners.

Old Business/Unfinished Business:

Cindy indicated that Forrest was going to contact an attorney regarding insurance coverage that Daniel Rodriguez is providing. We do not have a report on this. Discussion was conducted again on the Hold Harmless Agreement. It was stated that

BOARD OF DIRECTORS MEETING MINUTES-FEBRUARY 17, 2015
PAGE TWO

we are required to maintain the front entry, and residents need to be protected from possible injury to any contractor working in this area. It was decided that this issue needs to be reviewed by an attorney and brought to a resolution. Cindy will ask Forrest to consult with the attorney about this. She will also ask him to look into the leaning stone column between the Van Fleet and McNeal properties.

Discussion was conducted about the condition of the front fence. It needs restraining and boards need repair. Money is available in the Fence Fund for these projects, but a committee needs to be formed to coordinate work being accomplished. A letter being sent to the affected property owners on 7th Place was discussed. Cindy and Shirley will coordinate something to be sent with the annual meeting notice that will remind them about the fence being on private property, importance of appearance for community, and voluntary contributions needed for funding of upkeep.

New Business:

The violation of a utility shed being installed at the Trout property was discussed. The matter needs to be addressed, as it is a violation. Cindy indicated if there are any other residents with sheds, they need to receive a letter as well. No known sheds were mentioned. It was suggested that removal must be accomplished in 30 days, and if a second notice is required, another 15 days will be given before turning the matter over to an attorney.

Officer positions up for election at the next annual meeting were discussed. Cindy will provide these job descriptions to Robin Corsiglia for posting on the website for those who may be interested in holding office.

There being no further business, the meeting was adjourned at 4:20 PM.

Respectfully submitted,

Shirley Sjolund, Secretary

