

**HUNTER'S TRACE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 10, 2015**

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

The minutes from the February 17, 2015, board meeting were read. Forrest McIntyre moved that the minutes be approved as written, Doug Langlois seconded the motion.

Resignations and Elections:

None.

Communications:

Tim reported receiving notices from two attorneys concerning property foreclosures. One was incorrectly sent to us, and the other was reviewed and turned over to Cindy to respond to the notice.

Report of Officers:

Forrest reported that a fence committee had been formed, consisting of Forrest, Bob Yankee and Bob VanFleet, to coordinate the needed repairs and staining, as discussed at the annual meeting of March 28, 2015. Unfortunately, they have not been able to find a company or individual who is willing to take the job. One individual wanted to charge an exorbitant hourly fee and would require a considerable length of time to accomplish the work. He also noted the need to hire a licensed/insured individual in order to protect the association. Tim reported that we have \$3,526.46 of voluntary contributions in the fence fund. Doug suggested another possible source to locate someone for this job. It was then stated that a letter needs to be sent to the front property owners asking them to keep tree limbs from growing on the fence. Cindy asked that names of those owners be submitted to her. The committee will continue to work on this project.

Forrest discussed the possibility of having a community care day to help anyone in our neighborhood who may need some assistance. A letter would have to be submitted requesting the help, there would have to be a legitimate need, and not turn into an ongoing service. All agreed this was a good idea.

BOARD OF DIRECTORS MEETING MINUTES - NOVEMBER 10, 2015
PAGE TWO

Doug reported that the Architectural Committee had no activity.

Shirley updated the Board on property ownership changes.

Tim reported on the current status of the treasury: General Fund \$2,240.48, Fence Fund \$3,526.46, and Reserve Fund \$8,000.00, for a total of \$13,766.94. He further reported that there were four delinquent annual assessments. The Treasurer's report was approved as presented.

Old/Unfinished Business:

Forrest reported on speaking with the attorney about the insurance requirement for Daniel Rodriguez, who mows the front swale. He feels the \$250,000 coverage is an adequate amount.

Lengthy discussion by Board members was then conducted about the existing violation of a utility shed on the Trout property, and the repercussions of this action. Cindy will speak to the resident about his intentions, as the matter must be resolved.

New Business:

The unkempt condition of two properties was considered. Cindy feels letters need to be sent to the residents. She will coordinate the preparation of the letters with Shirley.

Adjournment:

There being no further business, the meeting was adjourned at 4:00 PM.

Respectfully submitted,

Shirley Sjolund, Secretary

UPDATE: Chuck Trout has agreed to research the process involved in making revisions to the deed restrictions and will speak with his attorney as well. Chuck has agreed to provide the Board feedback no later than January 8, 2016, on the outcome.