**Hunters Trace Homeowners Association**

Minutes of Annual Meeting March 24, 2018

The meeting was called to order at 9:04 by Vice President Ann Mercer.

President Jim Allie was out of town. New homeowners were recognized and welcomed.

Secretary Doug Langlois confirmed there was a Quorum based on 21 members in attendance and 10 proxies for a total of 31. (29 is needed to conduct the meeting according to Fla Statues.) Doug also confirmed that an Affidavit of Compliance regarding timely notice of the meeting has been completed and notarized. The minutes of the 2017 Annual Meeting were read and accepted.

Treasurer Tim Bell gave the treasurer report and stated there is $1383. in the General Operating fund with a few expenses still due to pay. Tim noted the large expense to repair the irrigation system at the front entrance. More repairs may be needed again to fix additional problems with water and the lighting. It was suggested that the lighting be improved since the entrance is sometimes hard to find at night. Income was larger than expected due to the number of homes that were purchased in 2017 and fees for estoppel letters that were collected.

The Board recommended setting the assessment at $50.00 per home site for 2018/2019 in order to cover the estimated $4500. in expenses. After some discussion if was agreed that the new assessment would be $50.00. The fence fund has $2267.88. and the Reserve fund remains at $8,000.

Old Business: Ann Mercer spoke about her husband Mark’s attempt to get pricing to straighten the stone pillar along the fence that is leaning.

The Architectural Committee has a vacancy due to Joe Givens selling his home and moving away. The committee can have between three and five members. Both Gary Philman and Lanny Tolly said they were interested in serving on the committee. Both were elected by the members. Jerry Sutley, a current member spoke about the need to contact the committee if you want to change the color of the house, install fencing, or modify the home.

It was noted that some trees and bushes on the inside of the fence are pressing against the fence. Homeowners should control shrubbery near the fence to prevent it from damaging the board and posts.

A comment was made that the 10 property owners along the fence need to be assessed more to cover the cost of replacing the fence in the future.

Haley Freeman, a new homeowner said she installed a fence around her backyard recently and thought her contractor did a good and honest job. Contact her for the contractor’s name.

A motion was made, and seconded to waive the Fidelity Bond for the Treasurer and the Board Members. A vote was taken and approved.

A comment was made to contact the Marion County Sheriff’s Office to learn if they would consider placing a Speed Monitor along NE 7th St near the entrance to educate drivers that go too fast.

Doug Langlois asked for feedback from the members regarding homeowners that violate the rules regarding parking/storing utility trailers, and boats on trailers in the driveway or in the yard. Members felt the rules should be enforced regarding this issue.

**Election of Officers**: It was voted that Jim Allie would serve his second year of his term as President; Ann Mercer to a two year term as Vice President; Doug Langlois would serve his second year as Secretary and Tim Bell agreed to serve his second year as Treasurer.

The meeting adjourned at 10:05

Douglas Langlois

Secretary