

# HUNTERS TRACE HOMEOWNERS ASSOCIATION

## Neighborhood HOA Meeting Minutes

March 8, 2025

Kevin Boutwell opened the meeting at 9:10AM

Kevin thanked everyone for taking their time to attend our Saturday morning HOA meeting. He announced that we HAVE a quorum for today's meeting. We had NO review of minutes from the scheduled 2024 yearly neighborhood meeting because we did not have enough residents in attendance to reach a quorum.

Kevin reminded the residents that he has served as President of our HOA for 5 years, Ann Mercer has served for 7 years as VP, Debbie Lucas has served for close to 3 years as Secretary, and Tim Bell has served 10 years as Treasurer of our HOA. Kevin, Ann, and Debbie all want to resign from the Board immediately upon selecting and voting on new Board Members at today's meeting. Tim has agreed to serve on the HOA Board for 1 additional year.

Kevin asked Tim Bell, HOA Treasurer to review the HOA Budget and finances. Tim reported that ALL residents are now paid in full for last year's HOA dues as well as the fence project. Tim reported that we currently have \$19,000.00 in our HOA Bank Account. \$11,000.00 being in the General fund, and \$8,000.00 in our Reserve fund. He reported that last year we budgeted for \$10,361.00. We also spent \$400.00 to repair the front entrance fence after the first of two hurricanes passed through Ocala. Tim also told residents that anyone who had already sent in their HOA Dues check for \$120.00 that he had NOT deposited any of them and was holding them until the meeting due to some residents wanting to discuss reducing the yearly HOA dues fee. Doug Langolis raised a motion to reduce the Yearly HOA fee to \$60.00, after discussion between residents, a verbal vote was taken and Kevin announced that the HOA yearly Dues would be reduced to \$60.00. Doug Langolis also raised the suggestion to make all homeowners with double lots to only have to pay for 1 Lot of Yearly HOA dues, there was discussion between residents, a verbal vote was taken and not passed. Residents with 2 lots will pay HOA Dues on both Lots.

Chuck Trout raised concerns about the very poor and declining condition of our subdivision roads. He reported that NST had come out to do an assessment a couple of years ago and to completely resurface our roads would be an assessment of around \$800 per year, per resident added to your property taxes for 10 years. (this is just an estimate that was given 2 years ago).

Chuck is going to continue to look further into repairing our roads and options with the County. He explained how important this was not only for the beauty of our subdivision but also for our property values.

Kevin began the discussion of nominating new HOA Board Members. We have 3 volunteer HOA Board Member positions open, President, Vice President, and Secretary. Kevin announced a volunteer for the position of HOA President and nominated Lynn Baugh a long time resident of Hunters Trace, Tim Bell seconded the motion and Ann Mercer added a third nomination. A verbal vote was taken by all residents and **Lynn Baugh was elected as the new HOA President**. Kevin then asked for volunteers for the HOA Vice President position and Trish Galinat volunteered, a verbal vote was taken, **Trish Galinat was confirmed as a new Vice President** of the HOA Board. Mary Weiss also volunteered as a Vice President (Kevin told everyone that we are allowed to have 2 VP's on our HOA Board), a verbal vote was taken and **Mary Weiss was confirmed as a new HOA Vice President**. No volunteers were found for the HOA Secretary position, Debbie Lucas agreed to stay on temporarily as HOA Secretary while a replacement is found.

A couple of residents expressed concerns regarding dark streets in our subdivision. Jerry mentioned that lamp posts by the mailbox are very effective in lighting up the street and yards, but expressed that many residents have them but do not turn them on. We all need to keep lights on around our homes in the overnight hours as a way to deter car break ins and other crime.

Robin and another resident shared a concern about stray cats in the neighborhood.

Previous board members were thanked for their volunteer service and good wishes given to the newly elected HOA Board Members.

Kevin adjourned the HOA meeting at 9:50AM Debbie Lucas made a second motion to adjourn.

Reminder to all residents, visit our Hunters Trace Website ([www.hunterstrace.org](http://www.hunterstrace.org)) to get neighborhood news and photos, as well as HOA meeting minutes and updates. Thanks so much Robin for your time and effort in maintaining our community website!

HOA Board Members Attending;  
Kevin Boutwell, President  
Ann Mercer, Vice President  
Tim Bell, Treasurer  
Debbie Lucas, Secretary

