

# HUNTERS CREEK HOMEOWNERS ASSOCIATION

## Annual Meeting Minutes

November 14, 2022

### **Opening:**

The meeting was called to order at 6:30 PM by Jim Kuehn, and he introduced the board.

### **Present:**

Board members Jim Kuehn (President), Joe Dressler (Vice President), Tom Kolak (Secretary), and Brenda Asher (Treasurer) were in attendance.

### **Quorum:**

A quorum was confirmed with 30 property owners present.

### **Prior annual meeting minutes:**

The minutes of the previous meeting held 17 November 2021 were reviewed and accepted.

### **Treasurer Report:**

Treasurer Brenda Asher provided the treasury report detailing the income and expenses of this year and explained that there will still be some bills to close out the Calendar Year. There was a question about homes that don't pay into the HOA or Recreation Fee which was answered that original homeowners prior to the establishment of the HOA in Phase 1 or 2 are not obligated to be in the HOA or pay for usage of the Recreational facilities. All phase 3 owners are required to pay into the HOA, but they are not mandated to pay the recreation fee. All phase 4 homeowners have to pay both the HOA and the Recreation fee.

Another question was asked about if the homeowner or the HOA owns the signs at the two entry points for our subdivision, and who would be responsible for damages/insurance claims if they were hit. This issue will be addressed by an insurance review in the near future.

Another homeowner commented on fungus in and around the pool area, with the resolution being the HOA board will contact Turf Gator about the issue. Another question was asked about property lines between the homeowner and the Tennis Court, with the resolution being to mow as close to the trees as possible and the lawncare company will do the rest.

### **Audit Report:**

Rich Thompson performed the audit of the HOA's records. The audit reviewed bank statements, invoices, and payments, and it was determined that the financial records were orderly, in good standing, and meticulously documented.

### **Old Business:**

Treasurer Brenda Asher commented that she and her husband have started compiling a maintenance log. The intent is to keep records of all improvements and general upkeep on HOA property. A homeowner commented it was good to have this as a record to show the HOA was attempting to keep up the property in case someone was ever hurt.

### **Nominating Committee:**

Jim Kuehn, President, and Tom Kolak, Secretary, were nominated for another two years at their current positions. Both passed with no nay votes.

### **New Business:**

The pool leaking a significant amount of water daily was discussed as well as the subsequent leak detection and fix. It was explained that this was the driving factor the pool was closed earlier this year.

Conversation was held on potential maintenance required to the rec area including a new pool maintenance room roof, fixing/replacing the pool pump, and additional lighting to the rec area to increase visibility for pedestrians.

Additional discussion was held on the potential of filling in the ditches that run parallel to the pool through our HOA. It was decided the HOA would talk with the city manager and a potential Cost Benefit Analysis study will be conducted to see if it is worth the expense.

Vice President Joe Dressler discussed compiling a Reserve Analysis report on behalf of the HOA. This would attempt to address an adequate cash reserve balance after factoring in all potential expenses and improvements to the HOA. There is no standard for HOA's, but a general rule of thumb is to have at least one year's worth of expenses in financial reserve.

### **Open Forum:**

One resident discussed the issue of vacant lots and overgrown landscaping. The HOA board shared steps they take to address HOA violations and encouraged the attendees to have open discussions with their neighbors about issues first before approaching the HOA board.

There was discussion on the city sewer lines and issues with some residents having sewage back up into their homes after heavy rains. The conversation ended with the intent of following up with the City Manager once they returned from leave in order to talk about potential ways to rectify the situation.

### **Closing**

The meeting was adjourned at 8:00 PM.