

# HUNTERS CREEK HOMEOWNERS ASSOCIATION

## Annual Meeting Minutes

November 13, 2023

### **Opening:**

The meeting was called to order at 6:35 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 26 property owners present.

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

The minutes of the previous meeting held 14 November 2022 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. She shared that there are 175 members out of 188 lots that pay into the HOA. The delta is made up of grandfathered residents, members of the board, and 2 vacant lots.

Ms. Asher then provided an update on some maintenance items that were taken care of to include fence and gate repairs around the pool and sports court area. It was discussed that one of the largest expenses is the ADT security system but then highlighted the major benefits this security system has provided over the last year.

Discussion continued about the pool and the continued water leak. Initial testing was done and a fix was applied, but there is another leak. We currently are on the waitlist for additional testing, and then it will be repaired.

### **Audit Report:**

President Jim Kuehn read the audit committee lead Rich Thompson audit report. Mr. Thompson conducted an audit of the HOA's records, reviewing bank statements, invoices, and payment. His report concluded that the financial records were orderly, in good standing, and meticulously documented.

### **Nominating Committee:**

Mike Stukenberg presented the nominating committee report. Incumbent VP Joe Dressler and Treasurer Brenda Asher were nominated for re-election and unanimously approved. No other nominations were received. No other offices were up for election.

**Old Business:**

Presiden Jim Kuehn led the discussion recapturing old business items. The initial discussion was on our HOA insurance coverage. Mr. Kuehn spoke with the current insurance agent for our community and they conducted a full review of our policy and items where we may want to consider additional coverage. Some coverage limits were adjusted on the spot during this conversation and others were taken by Mr. Kuehn to be shared at the HOA meeting. It was mentioned that we are in the process of getting quotes to account for the pool itself as well as reviewing coverage for our new sports court.

A question was asked about what the HOA policy actually covered and it consists of coverage for the pool, courts area, greenspace, and the two road entrance areas of our community.

The insurance review conducted by Mr. Kuehn confirmed that the HOA is currently insured for \$2M of standard underlying insurance plus \$3M umbrella coverage for a total of \$5M worth of liability insurance coverage. Every additional \$1M of coverage costs approximately \$400 more to the HOA annual premium.

It was also discussed that HOA members can also request quotes from their personal property insurance companies on a supplemental HOA Loss Assessment Coverage. This coverage kicks in and covers the homeowner in a situation where the HOA insurance is maxed out and individual members of the HOA are then financially responsible for any residual payments.

The discussion concluded with a motion to leave the current coverage the same and for the board to review the current policy and discuss internally any recommended changes that would then be brought to all members of the community at a special meeting at a later date. This motion passed unanimously.

Mr. Kuehn then brought up a public safety concern about street parking obstructing pedestrians due to lack of sidewalks on some of our streets. The Mascoutah Police conducted a review and found there was no issue or violation.

Discussion then returned back to additional detail on maintenance performed and the pool's water usage due to the leak. It was mentioned that the board may invest in heavier duty picnic tables, and that while they cost more their durability and longevity make it more cost effective in the long run.

**New Business:**

Vice President Joe Dressler provided a presentation to the group on the reserve study he performed on behalf of our HOA. Discussion started with the intent of the reserve study, explaining that it attempts to account for all major item expenses, not recurring costs such as utilities or routine lawn care, and projects what those expenses will be over the course of a specified period of time. It factors in when those expenses are expected to be required as well as accounts for inflation, and it provides a guideline of how much reserve money an entity should have to cover those expenses. Over the course of his analysis and discussion with the

Board it was determined that our HOA should initially start with a \$6,500 reserve balance and to get to that amount the HOA fee would have to be raised from \$75 to \$100 and the Recreation Fee would be raised from \$130 to \$140. While no one likes fee increases, this small raise was determined to be a better option to build the reserve rather than relying on a special assessment at a later date if needed. This reserve study will be reviewed by the board annually and the fees will continue to be adjusted based on that analysis.

Mr. Kuehn provided some additional context on HOA Fees of neighboring communities to include The Orchards \$400, Plum Hill \$425, Stone Mill \$125 (with no facilities). A motion to vote was seconded and the fee raised to \$100 HOA and \$140 Recreation fee passed with 24 Yes votes and 2 No votes.

It was briefly discussed amongst the group that the board was entertaining the idea of consolidation of all phases of the HOA into one document for all covenants/restrictions. The board will research its feasibility.

A "Welcome Wagon" idea was discussed for new residents to the community which would include pertinent information about our HOA and other tidbits of information. It was recommended to establish a committee that would address this idea at the next meeting.

#### **Social Committee:**

There was talk of restarting the social committee with some potential volunteers. The intent would be to have a gathering to bring members of the community together. A motion to allocate \$500 of the budget to this event was seconded and passed. Efforts to spread awareness of this event will be via social media as well as other means for those that do not utilize that resource.

#### **Open Forum:**

Mr. Kuehn reiterated the paths for notifying the board of violations and encouraged people to first address their issues/concern with their neighbors.

The group was reminded of the restriction on storage sheds whereas written approval of all contiguous neighbors is required before placing a shed on your property. The shed also has to adhere to the size restrictions outlined by the City of Mascoutah based on your lot size.

Healthy discussion ensued again on the pool and its leak. The idea of smoke testing was brought up as one possible solution to find out where the leak is. There was some concern mentioned about the continual financial cost of the pool and its age. This discussion led to questions about if the pool was warrantied and it was mentioned that little to no documentation of the pool's installation exists. A few possible locations of this paperwork was mentioned and board President Jim Kuehn will look into it.

#### **Closing**

The meeting was adjourned at 7:56 PM.