

HUNTERS CREEK HOMEOWNERS ASSOCIATION

Annual Meeting Minutes
November 17, 2025

Opening:

The meeting was called to order at 6:31pm 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 27 property owners present.

Prior annual meeting minutes:

The minutes of the previous meeting held 18 November 2024 were reviewed. Mr. Gary Schnur asked for clarification on who has to join the HOA and Rec Fee from 2024's meeting on prior business. Mr. Jim Kuehn provided an answer and after that the notes from the last meeting were accepted.

Treasurer Report:

Treasurer Brenda Asher provided the treasury report detailing the income and expenses of this year and stated there will be some small bills to pay to close out the 2025 calendar year. She shared that there are 177 members out of 188 lots that pay into the HOA. The delta is made up of grandfathered residents, members of the board and two vacant lots.

Ms. Asher provided an extended explanation and detail on our new scan card system through Metro Lock & Security. Additional benefits accessibility allow for the board to fix card issues and grant access without needing to be present on the property. It also allows for detailed information as to who is accessing the recreation areas and when.

Ms. Asher also reported on homes that have sold throughout all four phases this past year, our 2025 income and expense report, and the projected 2026 income/expense report. There were no questions related to the treasurer's report.

Mark Ferguson motioned to accept the treasurer's reports, Theresa Sanders seconded it, and unanimously passed.

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 payments. His report concluded that the financial records were orderly, in good standing, and meticulously

documented. The report also commended Ms. Brenda Asher for her record keeping and hard work.

Nominating Committee:

Committee chairperson Mike Stukenberg nominated Nick Groom as the new Vice President and incumbent Brenda Asher for Treasurer for calendar years 2026-2027. No other offices were up for election. No other nominations were received. A motion to accept the nominations was made by Scott Wetzler, seconded by Gay Schnur, and unanimously approved.. Outgoing Vice President Joe Dressler was thanked for his contributions.

Old Business:

President Jim Kuehn led the discussion recapturing old business items. Mr. Kuehn presented to the audience that the HOA increased our insurance coverage to \$7M which was implemented shortly after the 2024 meeting. Additionally he encouraged all members to discuss adding "Loss Assessment" coverage with their homeowner insurance providers.

Mr. Kuehn then discussed updates to our recreational area, which was in large part a continuation of items discussed during the treasury report. The board asked that if residents see something that needs repaired or safety violations happening in the rec area, to please reach out to the board with the issue so we can promptly address it.

Old business items were wrapped up with some final discussions on the pool being winterized and other routine maintenance items performed throughout our common grounds.

New Business:

Mr. Kuehn initiated the new business agenda by addressing the potential closure of the City Pool for 2026. The town pool has a significant leak and at the time of our HOA meeting no decision had been made by the city on if it would be open in 2026. Since the HOA meeting, the city has decided to close their municipal pool for the entirety of 2026. Mr. Kuehn stated that this could create increased usage to our HOA Pool and reminded the attendees of the various rules governing our pool that include: persons less than 16 years of age must be accompanied by an adult, each household is limited to 5 guests at any one time unless renting for a private party, and all glass containers are prohibited. All recreational rules can be found on our website.

Discussion continued relating to pool parties and the liability that the HOA may face if there was an accident that caused physical harm to a patron or property damage. Discussion took place on how the HOA should handle our current pool party rental amenity. The board offered up several suggestions to include ending pool rentals or requiring pool rentals to have proof of event insurance. It was also shared that the pool rental was not a significant income generator, and the potential for liability may outweigh the benefit. It was determined the board would discuss internally and provide our recommendation back to the HOA members through either a special meeting or some other form of communication before the pool opens.

The next topic of discussion was a reminder of the HOA policy on yard signs. Our restrictions were modified to allow for celebratory signs of congratulations/achievement for no more than 30 days. No profane, political, or commercial signs are allowed, with the board having final say. It was also discussed to potentially include our restrictions for new home buyers during the buying process in addition to our news letter which has the link to our restrictions and covenants.

The overall appearance of our homes and landscaping was addressed. The board tries to have a 'live and let live' policy and encourages discussion amongst neighbors on issues. As a reminder lawns should be adequately maintained with no large growth/weeds and all outbuildings/fences should be aesthetically pleasing and in good shape.

A topic of new business included a question from a member on the impact of new builds/lot improvements and potential water issues. Mr. Kuehn mentioned that he recently discussed this issue with the city and was told that all aspects of plans are reviewed in depth, including surface water management, before permits are granted.

Open Forum:

There was a question from a member as to whether phase 1 streets will be resurfaced with asphalt or concrete instead of the portion currently being tar/chipped. None of the board members were aware of that and Mr. Kuehn will follow up with the city engineer.

One member asked about the possibility of repainting the basketball court, and Mr. Dan Asher responded he will look into the issue in the spring. It was also noted that the board will look into getting either a storage box or rack to hold basketballs our members graciously leave in the court area..

Closing

The meeting was adjourned at 7:37 PM.