



The Hunt Club Condominium Association
Open Board of Trustees Meeting Minutes

January 21, 2015

Pursuant to applicable provisions in the By-Laws, a meeting was held at the Clubhouse at 7:00 p.m.

Present: Board Members: Carol Crovetti, Sandro Mattioli, Rob Racciatti; Property Manager, Bob Murphy, and 3 residents.

Minutes were approved on Rob's motion; second, Sandro

Treasurer's Report was approved on Sandro's motion; second, Rob

Manager's Report was approved on Carol's motion; second, Rob

Old Business:

- **Rental Restriction Amendment:** Discussion was held regarding the four stipulations with the following conclusions: 1) The number of rental units would be capped at 35% 2) All current valid landlords will be grandfathered 3) No singular person/entity would be allowed to lease more than 3 units at the same time 4) Owners actively trying to sell may be granted a waiver to rent. The Board voted unanimously to proceed. Letters will be sent to all owners. The March meeting will be dedicated to this topic.
- **Deck / Siding Replacement Pilot:** Ted Wilkinson will continue as our engineer. The Board reviewed his "scope of work" RFP and voted unanimously for him to send it out to contractors for bids.
- **Drainage issues Shetland/Paddock Courts:** Having consulted with several professionals, the Board has concluded that there is no fix for the overall problem. We will have to continue to deal with each situation as it arises.

New Business:

- **511 Shetland Court:** It has been suggested to us by our attorney that we accept a "deed in lieu" from this owner. It seems at this point that we can restore it for the insurance money and then rent it out for a couple of years to recoup the money owed the Association. The Board voted unanimously to proceed.
- **Pool Contract bids** are being considered.

Announcements: None

Open Forum: No comments

With no further business, the meeting was adjourned at 8:00 p.m.

Respectfully,
Carol Crovetti