



The Hunt Club Condominium Association
Open Board of Trustees Meeting Minutes

October 15, 2014

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, Pat Gyza, Sandro Mattioli, Rob Racciatti; Property Manager, Bob Murphy, and 9 residents.

Minutes were approved on the motion of Rob; second, Sandro

Treasurer's Report was approved on the motion of Pat; second, Rob

Manager's Report was approved on the motion of Carol; second, Pat

Old Business:

- Rental Amendment: Still pending
- Clubhouse Camera System: Installation is complete, affording us a view of the common areas all around the clubhouse
- Budget: Mailing to all owners, as mandated by the by-laws, is complete
- Landscaping Fall Project: A contract was awarded by unanimous vote to Guzzo for this year's bush replacement in the amount of \$5,415.81. Pat Everwine's offer has been accepted to be a liaison for landscaping projects.
- Coffee / Dessert Night: After reaching an impasse as to using someone's HOA and the signing of an agreement, the initiators decided to have this event in their homes. We will remove the sign from the bulletin board and the web site. They were given permission to distribute flyers.
- Deck / Siding Replacement Pilot: The board and management consulted with our engineer, Ted Wilkinson, over the bids we have received and there is still more research to be done. At this point, we are probably not going to be able to get this done before the end of the year.
- Bulk Enclosure replacement: A contract was awarded by unanimous vote to Allcrete Construction for \$2,400.

New Business:

- Public Safety Meeting: In August, several residents voiced concern over criminal activity in their court and requested a meeting with the police department. It took until this week for that officer to get back to management. He has been reassigned until the end of the year. However, he did report to Bob that there were 16 calls from that court to the police since June 16: 1 for attempted break-in, 1 for suspicious person and 14 for medical reasons.
- Revision of Rules and Regs: In response to a resident's inquiry, the two pages on which minor revisions were made were distributed in the packets at the meeting. What's changed is the use of stock sliding glass doors (which are different from the original ones) and recycles now include symbols 1-7.
- Dryer Vent Clean-out update: Owners who received the reminder letter have until the end of October to comply before fines will be imposed.

With no further business, the meeting was adjourned at 8:15 p.m.

Respectfully,
Carol Crovetti