



The Hunt Club Condominium Association
Open Board of Trustees Meeting Minutes

December 17, 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, Rob Racciatti;; Property Manager, Bob Murphy, and 5 residents.

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

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 Restriction Amendment: Pending.
- Deck / Siding Replacement Pilot: Pending. We need to hire a new engineer as Ted is no longer available.

New Business:

Drainage issues Shetland / Paddock Courts: We have 3 bids, we've discarded the "Rain Garden" concept as that wouldn't solve the problem and we have one more proposal to consider. Bob reiterated that this problem is inherent in the design of the complex and we keep shifting the problem from one area to another. But we will continue to research the issue.

Announcements:

- Pat Gyza thanked Jean Watts and Pat Everwine for the beautiful holiday decorating at the entrance.
- Bob read the letter which has been posted to our web site and on the front door regarding snow precautions.
- Office Holiday Hours: Close Dec. 24th at 1:00 p.m., open Dec. 26 at 8 a.m. Close Dec. 31 at 1:00 p.m., open 8 a.m. Jan. 2

Open Forum:

- A resident requested information regarding insurance monies collected for unit 511. While this is involved in litigation and is therefore confidential, we can state that the claim was in the amount of \$12,957.74 minus the \$5,000 deductible. \$7,957.74 is in an escrow account pending outcome. The bank is aware of this. The funds will be distributed to whichever entity performs the repairs and provides proof of cost.
- An itemized list of 2013-14 Guzzo work and payments was provided, as requested by an owner.
- The residents who requested to see the general ledger were told to call Karen and make an appointment to view the redacted report in the office.

With no further business, the meeting was adjourned at 8:05 p.m.

Respectfully,
Carol Crovetti