

Hunt Club Condominium Association
Meeting Minutes: October 15, 2025

Attending:

- Paula Troughton
- Pat Grillo
- Robert Racciatti
- Susan Eiseman-Hays
- Several residents

Call to Order:

- Paula

Meeting Minutes:

- Read by Susan, Motion to accept, Paula, Seconded by Pat All in favor

Bookkeeping Report: (September 2025)

- Read by Paula, Motion to accept, Susan, Seconded by Pat, All in favor

Maintenance Report:

- Read by Pat, Motion to accept, Paula, Seconded by Rob, All in favor

Old Business Summary:

- Sprinkler rewiring complete and sprinklers are shut down for a season.

New Business Summary:

- The new master insurance policy includes a \$25,000 deductible. All owners are required to update their HO-6 policies to carry a minimum of \$25,000 in dwelling coverage to meet the master policy deductible.
- Budget and dues increase to \$277 per month submitted for approval:
 - Fee increases due to master insurance policy, landscaping contract increase and new capital reserve study effective November 1, 2025.
 - Motion to accept, Paula, Second by Pat, All in favor.
- Four roofs for replacement, submitted for approval:
 - Paddock C, Paddock D, Yorkshire A, Shetland E
 - Motion to accept, Paula, Second by Rob, All in favor.
- Pool contract from American Pools submitted for approval:
 - Two-year contract 5/23/26 to 9/6/2027. Cost the same for both years (2026 has an extra week so \$2,100 higher)
 - Motion to accept, Paula, Second by Pat, All in favor.
- Landscaping and Snow contract submitted for approval:
 - New Life Landscaping, contract approval pending attorney review.
 - Motion to accept, Paula, Second by Pat, All in favor

Open Discussion: General discussion

Meeting Adjourned: Paula 7:45PM