

# Hunt Club Open Meeting

Meeting Minutes: Nov 15, 2020

Attending:

Paula Troughton

Pat Gyza

Bob Murphy

Sandro Mattioli

Robert Racciaotti

Susan Eiseman-Hays

George (Lawyer)

Call to Order: Paula, seconded by Pat

Meeting Minutes: Read by Susan, Approved by Pat, Seconded by Robert, All in favor

Bookkeeping Report (May-Oct): Report read by Paula, Approved by Robert, Seconded by Pat, All in favor

Manager's Report: Read by Bob, Approved by Pat, Seconded by Robert, All in favor

Siding Project:

Surrey Ct will finish by December 2020. They will start Paddock Ct in January

Stacy from 423 had a question on building order, Pristine normally decides

New Business:

1. Vote to approve completing the rest of buildings. Approved by Pat, Seconded by Susan, All in favor
2. Added a new rule to regulations limiting each unit one dog regardless of support dog designation. Approved by Pat, Seconded by Robert, All in Favor
3. Approval to mail new rules and regulations. Approved by Pat, Seconded by Robert, All in favor
4. Approval to fund bush replacement by Guzzo. Approved by Pat, Seconded by Susan, All in favor
5. Approval to fund concrete replacement by Marsh. Approved by Robert, Seconded by Pat, All in favor
6. Approval to hire Guzzo for snow removal (rejected LPS bid not realistically priced) Approved by Pat, Seconded by Susan, All in favor
7. Approval to hire Guzzo to trim bushes. Question on cutting bushes in fall, move cutting to spring (Carol 633 Yorkshire) Approved by Robert, Seconded by Pat, All in favor
8. Approval to conduct reserve study: Approved by Robert, Seconded by Pat, All in favor. There are sufficient funds to continue siding building project

9. Condo fees will be going up from \$192 to \$208 per month starting December 2020. Approved Susan, Seconded Robert, All in favor
10. Budget Approval: Approved by Robert, Seconded by Pat, All in favor. Hunt Club has experienced reduction in income from club house rentals due to COVID. Reduction in interest income. The largest item was unplanned roof repairs for 40K. The final cost was repairs to trees and plants

#### Questions / Open Discussion:

1. Question from 663 Yorkshire: Where did the saving from closing the pool go? Answer: The residents received a \$100 refund.
2. Question on meaning of Reserved Items. Reserved Items are specific designated expenses and can only be used as designated.
3. Question on installing signs in front of building with building numbers. Discussion, will look apartments, will reduce property value by looking like rentals, residents do not want sign in front of their building. Rejected suggestion.
4. Question from Yorkshire: Residents are not respectful of recycling. What can be done to improve recycling? Suggested signs on containers. Asked that residents help elderly people lift the lid of trash and recycling.

Meeting Adjourned: Paula