

HUNT CLUB BOARD OF DIRECTORS MEETING

OXH Clubhouse, Fallsworth Drive

6:30-8:30pm on 3/29/2011

David Robbins, Kirby Farnan, Karen Ruby, and Mark Seawell were present

SUMMARY

The Board met with David to follow up on several action items from our last meeting, as well as to discuss delinquent HOA dues for one account and a home owner's request for approval for a rear screen porch.

DETAILS

Wood Rot Building Repairs and Painting

David provided handouts with estimates given by J&B for wood rot building repairs, and power washing and painting. The estimates had good detail about individual problem areas that needed attention, with total prices for two options based on materials used. The Board will request more detail from David and J&B—we'd like to understand the criticality of each line item repair, and the itemized cost so we can take this into consideration when planning how to fit it into the budget. Mark will try to come up with some scenarios for fitting it into the budget and present them at the next meeting.

Landscaping

David discussed plans to change landscaping companies because of unsatisfactory performance from the new ownership of our current landscaper, Fetsko. On March 9th David and Mark met with Rod (the new Fetsko owner) to walk the grounds and point out areas that need attention, to understand what services are considered extras versus normal maintenance. We noted several areas of overgrown trees and shrubs, as well as large trees that will eventually need removal. Last night David mentioned he did not follow up with Rod for an action plan, but instead plans to hire a different landscaper and convey our concerns to them. We can follow up on this item when a new contract is in place.

Nails on Roofs and Driveways

David said J&B came out to pick up nails, but he didn't have an update on how thorough that was done. Homeowners/The Board should let David know if we still see any that need to be picked up.

Delinquent Account

The Board was made aware of a delinquent account, and steps that Grandchester Meadows is taking to collect unpaid dues.

Screen Porch Approval Request

The Board received a request from Kirby at 112 for approval of building a new screen porch in place of his rear deck. The Board discussed with David what our parameters should be in considering exterior changes in general, some of which include: boundaries of the community covenant, consistency with architecture or impact to views, architectural integrity, topography or common area, whether it adds value to the home and community, the precedence it sets for future requests, etc. Kirby has recused himself from the approval process, so Karen and Mark will meet this week to review his request.

Regular Meeting Date/Times

The Board and David agreed to meet on the last Thursday of each month, from 6:30-8:00pm as a standard going forward.

ACTION ITEMS

- Mark and Karen will meet Friday at 11:30am to review Kirby's exterior change request and follow up with him ASAP.
- Mark will try to create some possible scenarios of financing the wood rot repair and painting estimates, and present them at the next meeting.
- Karen will pick up the clubhouse key for next meeting.
- David will continue the hiring process of a new landscaper. Mark will contact Marcus Ladd to see if he's interested in being involved with landscape planning.
- Mark will email David to request itemized costs and priorities for the line items on the wood rot estimate from J&B.

NEXT MEETING

Thursday, April 28th 6:30-8:00pm at the clubhouse.

Outstanding Agenda Topics

We didn't get a chance to discuss the following items, and will follow up on them at the next meeting:

- Continue discussion of getting uniform globe light covers. We may need to put this off until we can factor in David's numbers to our budget first.
- Status update on removing branches in the Chatham tree buffer area
- David will provide a rough estimate for paving road – a ballpark figure is fine, since it's likely still low on our list of priorities.