

Minutes

Hunters Ridge Neighborhood Association Annual Meeting February 16, 2010 7:30 p.m.

President Ken Thompson called the meeting to order at 7:32 p.m. He explained the process of “adopting” the minutes. The Secretary will make tonight’s minutes available to members within 10 days (February 26, 2010). Members agreed to have the first draft of these minutes posted at hunters-ridge.org. Members attending tonight’s meeting will then have 10 days to raise questions and/or make corrections to tonight’s minutes. The Board (Ken, Jan, and Brian) will review suggested amendments from the attending members and a final copy of the minutes will be published and distributed shortly thereafter.

The Secretary’s Report (Minutes from the 2009 Meeting) was summarized by Brian Wohlgemuth.

The Treasurer’s Report (2009 Financial Report) was presented by Jan Dunlop. Jack Davis asked about 2009 receipts. Jan indicated that four members had not paid their \$50 dues for 2009. Gib Young asked what could be done to remedy this deficiency. Members discussed the possibility of penalties and the filing of a lien against the property. Brian referenced Article III, Section 11, Paragraph C of the By-Laws as support for these actions. Ken stated that he would follow-up on these delinquencies.

Members then discussed the 2010 Budget. Jan presented a worksheet similar to the 2009 Budget. Matt Mitchell asked about variances in the budget during previous years. Brian stated that mowing was the biggest variable. Randy Sizemore, former Treasurer, could not recall any major variances. Jan reminded members that 2009 Utilities exceeded budgeted expectations. Members agreed to increase the Utility line by \$25. Earl Coolman expressed concern for a balanced budget. Members agreed to move the \$25 from the Insurance line to the Utilities line. The 2010 Budget was then approved.

Ken asked for a report from the Architectural Control Committee. Both Earl Coolman and Harlan Chapman reported that no one had approached them about anything this past year.

Members proceeded to Old Business.

Ken updated members on the condition and maintenance of the mailboxes at the front entrance. Ken stated that he would follow up on this with the Post Office.

Ken reported that a Landscaping Committee has been formed, and that the committee has not met. Members of the committee are: Gib Young, Greg Williams, and Sheryl Hippensteel. Members agreed that the Landscaping Committee should pursue a meeting in the near future.

Two “bids” were received for this year’s mowing contract. Lahr’s Mowing & Landscaping Service offered to mow at the same rate (\$74.xx) as last year. Ed Burcham Lawn Care submitted a bid of \$65 for mowing. Members discussed the pros and cons of both contractors. Quality was a big concern. Some members prefer an arrangement where mowing will not take place on Sundays. Members agreed to vote for one of the two contractors. Lahr’s won the vote and will be contracted to mow for the 2010 mowing season. Ken agreed to request a reduced rate in light of the lower bid.

Members discussed dates for our Annual Neighborhood Garage Sale. Carrie Williams recounted the success we had last year and suggested we again schedule the garage sale during the second weekend of June. The dates for graduation and Heritage Days were discussed to ensure there would not be a scheduling conflict with the garage sale. Members agreed to schedule the garage sale on the second weekend of June (June 11-12).

Ken reported that he had heard that Mayor Updike might show up at this meeting. The Mayor was invited to last year's meeting, but was not able to attend. Mayor Updike did not attend this meeting.

Jack Davis expressed a concern over the poor timing of street sweeping last year. Ken stated he would follow up with the city and ask for an earlier date.

Members proceeded to New Business.

Carrie Williams asked if the Board had contacted anyone about private trash pick-up. No one was aware of any such contact. Members discussed the ramifications of the Mayor's plan to cut-back on services in the city.

Matt Mitchell asked about connecting a line from his sump pump to the drainage pipe in the easement behind his house. Earl referred Matt to Dave Schoeff, City Engineer. Members discussed the ongoing drainage problems in that area.

Matt also asked if there were any restrictions on planting evergreens or trees on his property. No one was aware of any restrictions. Ken asked Matt to check with any neighbors who might be affected by the new landscaping.

Sandy Young asked about planting within an easement. Ken suggested that the city would probably not forbid the planting, but would warn that they had the right of way in an easement.

Randy Sizemore asked if anyone had noticed a change in the water level in the lower pond. Randy expressed concern that the drain had shifted in the pond. Ken stated he would check on this.

Ken Thompson was elected President and Brian Wohlgemuth was elected Secretary.

Ken reminded members that yard signs are not permitted in the Hunters Ridge Neighborhood.

Members discussed the complexity of the Association's restrictive covenant. Some suggested that changes might need to be considered. Members were reminded of the need for a quorum in order to make any changes.

Members then discussed ways of making the Annual Meeting more accessible to all homeowners. Members asked the Board to investigate several possible remedies (date change, add a second meeting, street party, proxy voting, etc.). Ken stated that he would ask the Board to meet to consider a special meeting.

A motion for adjournment was moved, supported and passed. The meeting was adjourned.