

Hunt Club Open Meeting

Meeting Minutes: January 19, 2022

Attending:

Paula Troughton

Steven Serrano

Pat Gyza

Robert Racciaotti

Susan Eiseman-Hays

Call to Order: Paula seconded by Rob

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

Bookkeeping Report: (Nov, Dec) Report read by Paula, Approved by Pat, and Seconded by Rob, All in favor

Manager's Report: Read by Pat, Approved by Susan, and Seconded by Paula, All in favor

New Business:

1. Snow Removal, two bids BAMZ (Guzzo) selected - all in Favor
2. Roof Replacement – Tortorice Contractors selected – all in Favor
3. Pool Contractors – four bids so far. Discussion and questions. Concerns about liability discussed. Legal suggested signed waiver, discussion on how to apply. Suggestions to add signage "Enter at own Risk". Question from owner on wavier, said she did not want to assume liability for her guests.
4. Submitting questions on summer landscaping contracts back to contractor

Discussion:

1. Questions:
 - a. Question on notice for open meetings. Open meetings are posted on website.
 - b. Complaint on crooked balcony – just observation. Maintenance checked; owners are not complaining.
 - c. Complaint on crooked bushes, 422 – Guzzo to look at during spring trim
 - d. Noted only one person working on sidling. No action necessary, contractor work excellent to date
 - e. Question on increasing attendance at open meeting. Open meeting attendance varies based on time of season, weather, and open issues
 - f. Requested a newsletter.
 - g. Question on who negotiates contracts. Responsible party depends on type of contract and staff availability

- h. Question on dues increase. Increase resulted from increased costs, snow removal, pool costs, insurance cost
- i. Question on things hanging from balconies and not white curtains. Maintenance will do a walk around. Offenders will receive a letter
- j. Question on contractor placing waste in another contractor's bin. Contractor misunderstood directions to place in dumpster.