

Hunt Club Open Meeting

Meeting Minutes: October 19, 2022

Attending:

Paula Troughton

Steven Serrano

Pat Gyza

Robert Racciaotti

Brandi Rossi

Susan Eiseman-Hays

Call to Order: Paula seconded by Pat

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

Bookkeeping Report: None

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

Old Business Summary:

1. Siding project will finish in October 2022
2. Roofing project
 - a. Five Roofs completed
 - b. One more roof to replace this year.

New Business Summary

1. Snow Removal - Reached out to seven contractors for snow removal bids. Only two submitted bids. Others claimed employee shortages and cost of insurance
2. Lawn Maintenance – Three contractors submitted to date. Waiting for another bid
3. Residents who attended suggested not to get mulch this year to save \$17,000.00
4. Pool – Two contractors have submitted bids. Waiting for three more bids
5. No Meeting in November 2022
6. Dues Increase to \$258 effective 11/1/2022
 - a. Landscaping and Snow removal have doubled
 - b. Insurance is expected to increase 16 to 29 percent
 - c. Pool costs have increased over \$10,000
 - d. Other costs:
 - i. State Inspection: \$9,600
 - ii. New golf cart ~ \$15,000
 - e. Dues Increase proposed by Paula, seconded by Susan, All in favor
7. Budget proposed by Paula, Seconded by Pat, All in favor

Open Discussion Summary:

1. Ideas for generating revenue
 - a. Solar panels in fields
 - i. Removes open land
 - ii. Not attractive
 - iii. Could change to high density
 - iv. Need to carefully review solar companies
 - b. Reduce pool hours, charge for pool use, residents who attended were in favor of not opening the pool.
 - c. Look into the possibility of having an outside electric vehicle charging station and have company remit part of the charging cost
 - d. Consider only adding mulch every other year
2. Questions on rental occupancy. Cap is 40%, current at 36%