

Annual Hunt Club Homeowners Association Meeting Minutes

Date and Time of Meeting: Thursday, November 20, 2014 at 7 p.m.

Location: Shorewood Village Hall, One Towne Center

1. Director attendance:

Phase 1 – Stevan Brockman	Present
Phase 2 – Thomas Moore	Present
Phase 3 – Miles Ridgway	Absent
At-Large – Rick Shroba	Absent
At-Large – David Kapinus	Present

A majority of the Directors were present, thereby constituting a quorum.

2. Homeowner Attendees:

John Heil Sr.
Jimmy Lipscomb
Robert Munday
Lynn Johnston
John White
Gina Chobar
Matt Piotrowski

3. Stevan Brockman began the meeting with the President's Report that included the following items:

· Homeowner projects obtaining Architectural Committee approval for 2014 consisted of:

- 5 Fence requests
- 2 Patio Additions
- 2 Play Structures for Children
- 1 Sidewalk replaced

All required village permits were obtained. The village continues to work with the association by requiring persons applying for a permit to first obtain approval from the Homeowner's Association. It was noted that for the first year in several, no pools were installed. There are currently 21 in-ground pools in the subdivision.

- A major portion of the Hunt Club roads were resurfaced and the curbs fixed, where needed. The association has no financial responsibilities for road maintenance. All resurfacing/repair costs were born by the village.
- There were several houses sold this year. Unfortunately that included 3 due to foreclosure. There are currently 3 houses for sale and 2 being rented.
- A large evergreen on the grass island in the Buckingham Place cul-de-sac did not survive last winter. The village removed it at no cost to the association. There are two additional evergreens in the same area that will likely need to be removed next year.
- The two decorative trees at the Hunter Drive entrance are ~75% dead and will need to be removed next spring. The choice of replacement trees should ensure they do not interfere with the overhead power lines in the area. These trees are part of the entryway landscaping which is the responsibility of the association.
- The association continues to struggle with enforcement of covenant A (13) which states, *"No garbage, trash or refuse cans, containers or receptacles shall be maintained or kept in any portion of the lot beyond the front of any building..... and receptacles shall be so placed as to reasonably screen them from view from the street."* In spite of this, several homeowners routinely place their garbage bins near the front of the house in plain view from the street. In contrast, there were few instances this year, as opposed to previous years, where covenant A (10) was an issue. Covenant A (10) states, *"No trucks, truck mounted campers, trailers, house trailers, buses, boats, boat trailers, campers, junk automobiles, dilapidated or disabled vehicles of any kind shall be maintained, stored, or parked on any dedicated or undedicated street or right of way in the subdivision.... " or " ... stored or parked on any lots in the subdivision unless housed or garaged completely in a structure..."*

4. Following the President's report, Director and Treasurer, David Kapinus provided a report of the association income and expenses this year through 11/19/14. In summary:

2014 Initial Balance	\$22,608.83
2014 Income to Date	\$ 8,300.51
2014 Expenses to Date	(\$ 6,822.91)

The year-end detailed report will be placed on the “Financial” page of the association website (www.huntclubhomeowners.org). It is the intent of the board to maintain a minimum balance of \$10,000 for unexpected expenses (e.g. repairs, legal fees). That leaves a current “working” balance of \$14,086.43. It is expected that this amount and next year’s dues will be sufficient for next year’s normal expenses (i.e. grass cutting, tree trimming, insurance, etc.) as well as planned special projects (e.g. entryway tree/shrub replacement and lighting repairs).

5. Association President and Village Trustee, Stevan Brockman, provided the following updates on village wide issues that are also of concern to Hunt Club residents.
 - A party has shown interest in putting a gas station on the southwest corner of River Road and Route 52. Plans have not been presented yet. Any such development will have to provide adequate screening (e.g. noise, light, esthetics) for the Hunt Club.
 - Residential homebuilding rates are double what the village had expected for 2014. This has allowed the village and school districts to significantly reduce their impact fees. Building projects include:
 - Shorewood Glen (almost built out)
 - Kipling Estates (continues aggressive development)
 - Westminster Gardens (Strong build out program)
 - Fields of Shorewood (nearly complete)
 - Ryland Homes (bought Edgewater and plans to build 86 houses in next two years)
 - Ryan Homes (purchased 116 lots in the Towne Center for development)
 - Despite these sales, there are over 800 lots that could be developed in the very near future
 - All commercial lots on Route 59 are essentially taken. Therefore, commercial growth will need to move west to find suitable sites.
 - The village has begun the process of obtaining access to Lake Michigan as a drinking water source. The process will probably take 5-6 years and cost in excess of \$40M.
 -
6. The meeting was opened for general questions, comments, and discussion.
 - A resident asked if a radon mitigation system was required in all homes. At the time of construction of most houses in the Hunt Club, a mitigation system was not required. However, several homeowners have since installed systems, passive and active systems, (i.e. without and with a fan). For current requirements, the village building inspector should be contacted.
 - Steve Brockman reminded everyone to fill out and submit the form for the real estate tax rebate (can be done online on the village website)
 - It was noted that the association website needs more frequent updating. The web-challenged director that maintains the website took this as an action item.
 - It was requested that the meeting minutes be included in the dues notice for residents who could not attend. The Secretary took this as an action item.
 - As stated earlier, two of the trees at the Hunter Street entrance need to be replaced. In addition, there are several items pertaining to both entrance walls that need attention (i.e. lights adjusted, bushes replaced, edging extended, etc.). The association should consider obtaining proposals for a total upgrade of the 25-year-old design and plantings.
 -
7. The meeting was adjourned at approximately 8:15 p.m.