

HUNTERS TRACE HOMEOWNERS ASSOCIATION
HOA MEETING MINUTES
June 24, 2023

Kevin Boutwell opened the meeting at 9:09AM

Kevin thanked everyone for taking their time to attend our Saturday morning HOA meeting. He reminded everyone that this meeting is about voting on the new fence and also that it is time to nominate or re-elect Board Members for another term. He thanked Tim Bell for his time (8 years) as Treasurer on the HOA Board. He asked everyone to consider volunteering for the now open Treasurer position.

Kevin asked if there was anyone who wanted to run for a Board position, no interest was shown. Chuck Trout made the motion to re-elect current board members for another term, another homeowner second the motion. Current board members were re-elected for another term.

Tim Bell announced that he would be willing to extend serving as Treasurer until the end of the year while we continue to search for a new Treasurer volunteer, Thank you , Tim!

Rebecca Ritz expressed a possible interest in serving as Treasurer.

Kevin reviewed the new by-laws that we (the homeowners) passed last year, he also reviewed that the HOA fee has increased to \$120.00 per year and that there are currently 12 homeowners who have not paid their dues for the current year.

Kevin told everyone that a new neighborhood security surveillance sign has been put up at our front entrance. This is not surveillance by the police, but cameras at homes in our neighborhoods. Anything we can do to deter one person thinking of entering our neighborhood commit crime, the better. We can all be aware and help to keep our neighborhood safe.

Kevin opened the discussion to the Vote regarding putting up a new front entrance fence. He reminded everyone that himself and the board make every effort to initiate measures which help to improve the community as a whole. Various questions were asked and answered regarding payment options (option to make 3 payments), number of estimates received (3), how long the current fence has been up (12 to 15 years), type of fence to be put up, and legal ownership of the fence. (Kevin told everyone that the HOA board members would look further into this matter).

A homeowner expressed concerns regarding the homeowners who live along the fence, and the need for their commitment to keep trees and bushes away from the fence. A letter will be sent out to these homeowners with new guidelines requiring trees and shrubs to be kept 18 to 24 inches off the fence line in an effort to protect and preserve the integrity of the fence.

Debbie read the minutes from the last board member meeting. The brief meeting was about the upcoming HOA neighborhood meeting on the proposed new fence and board member voting. Chuck made a motion to approve the minutes. Kevin second the motion to approve.

Tim gave the financial report; \$3,000 in the fence fund, \$8,000 in the reserve fund, \$7,518.32 in the General Fund, \$15,518.32 in the total budget. He also reported that insurance for the board had gone up this year, \$1,000. Tim confirmed that about 12 Homeowners have not paid their HOA for the current year. Kevin made a motion to approve the Financial Report, several homeowners second the motion.

Kevin explained and started the voting process for replacing the current Front Entrance Fence with a new one. A quorum was reached, the voting totals between in person votes and Proxy votes was 57 YES votes and 13 NO Votes. The New Front Entrance Fence has been Approved and Voted for by the homeowners. Each homeowner (per lot) will be pay \$365.00 for the new front entrance fence. The HOA will be sending out New Front Entrance Fence Invoices within the next couple weeks.

Robin reminded everyone to go to the Hunters Trace Website (www.hunterstrace.org) to get neighborhood news and photos, as well as HOA meeting minutes and updates. Thanks so much Robin for your time and effort in maintaining our community website!

Kevin Adjourned the meeting at 10:05AM, Tim Bell second the motion.

HOA Board Members Attending;

Kevin Boutwell, President

Ann Mercer, Vice President

Cody Blair, Vice President

Tim Bell, Treasurer

Debbie Lucas, Secretary