

Hunters Green Cluster Association  
Minutes of the Board of Directors Meeting


Thursday, July 11, 2002

The meeting was held at RA's Glade Room and was called to order at 7:50 p.m. by the President, Bob Deans. Board members in attendance: Bob Deans, Amy Brown, Bill Holmes, Matt Egan, and Katharine Hunter. Three Cluster members attended – see attached list. Items discussed are as follows:

- 1) The meeting was open to comments and concerns from Cluster members. There were none.
- 2) The minutes of the May 9, 2002 meeting were accepted as presented.
- 3) Approved *Care of Trees* proposal VC019379 for the sum of \$8,600 for the work noted.
  - Arthur Hill and Katharine Hunter will supervise the work.
  - *Care of Trees* will make arrangements with the golf course for access to the lightning damaged tree.
  - Bill Holmes will inform the RA Design Review Board of our intentions to remove these trees.
- 4) The paver project contract has been signed with WCS, Inc for \$5,585. Weather permitting, the work will be completed by July 31<sup>st</sup>. This is a Strategic Plan project.
- 5) The Treasurer's report was accepted as presented. There's an increase of \$208 for the remainder of the year on the trash removal contract. The year 2001 ended with an excess of revenue over expenses of \$8,621.60 thanks to lower than usual snow removal expenses. The reserve account balance is \$52,081.90.
- 6) Accepted the bid of \$6,052 from WCS, Inc. to replace the retaining walls behind units 11732-11740 subject to approval of the project by the DRB. Bill Holmes will submit the DRB paper work.
- 7) Discussed WCS, Inc.'s proposal for projects at 11744-11745 but decided not to act on it. Bill will have a landscape architect restudy these areas (authorized at the 5/9/02 Board meeting).
- 8) Blade Runners contract: Ratified \$3,180, as recalculated, for a variety of remedial projects at Hunters Green Court. Authorized \$2,600 (less an \$850 credit) for five additional landscaping projects. Katharine Hunter and Matt Egan will supervise these projects.
- 9) Discussed the new law that sets minimum standards for reserve requirements. The requirement for a reserve study every five years and a review of the reserve status annually. Further discussion will be scheduled for the Board's winter meetings.
- 10) Voted to amend the collection procedures to deny use of common ground facilities, in particular the parking areas, to owners who are seriously delinquent in paying their dues (i.e. at least six quarters in arrears). Invoking this penalty will be at the Board's discretion. A hearing will be held at the September 12th Board meeting for members to express their viewpoints. Bill Holmes will mail the announcements.
- 11) The Board went into executive session at 9:50 PM to discuss homeowner arrearages.
- 12) The Board came out of executive session at 10:05 PM. The Board voted to authorize the Treasurer to begin collection procedures on two homeowners who had passed the delinquency thresholds identified in the Board's collection procedures document.

The meeting was adjourned at 10:10 PM.

Respectfully Submitted:

  
Robert Deans, Secretary

September 12, 2002

Date Approved

<b>Attending Homeowners</b>	<b>Addresses</b>
Lloyd & Mai Bartoszek	11764 IIR
Marguerite Miller	11785 IIR