

## Hunters Ridge

### Finance and Long-Range Planning

#### Committee Meeting – 02/20/2019

Meeting Minutes – highlights from 2/20/2019, 3/04/2019 combined with Golf Committee and 3/06/2019 meetings...

[4:00 P.M. Card Room, Men's Locker Room]

#### *Attendees*

Jim Sido, Chuck Ingersoll, Joe Fitzgerald, Jim Zimmer, Gary Freels, Dick DeCoste, Jerry Hoover, Don Huprich, Fred Forbes, Dick DeCoste

*Objective:* See meeting Schedule to the right ==>

**Fred** – Master Declaration allows for 425 golfer members, Charter and Equity, need to revisit as membership grows. Currently 345 active now, 137 charter members, 61 Social Charter Golf members, 76 Golf Charter leaving 19 golf memberships available.

Suggests a 2 tier Amenity Fee for rentals - debated since golf fees already apply to golf rentals...therefore one fee should work.

**Don** – Irma clean up continues, approx. \$300k left but accounted for, can anticipate Activity Center roof and fencing repairs and along #3 on the North. Marsha had a good year last year and brought in a lot of revenue. Pickle ball courts will be paved this week. Need to pin down amenity fee structure, keep it simple. Meet 3/6 to discuss more on the amenity fee, i.e. what facilities...

**Amenity Fee – (3/06 discussion)** – 15-20 annual rentals, plus 120 months of rentals, from 45-50 people who rent out their units. Golf rentals only get range privileges on day of play. Cannot by the master Declaration have a transfer golf fee. Can determine where the fee goes.. i.e. Social Reserve fund. Amenities include usage of the Activity Center, Fitness Center Swimming Pool Spa, Tennis Pickle Ball, Dining facilities. Violations could be referred to the Membership Committee, need recommendation by next Board Meeting.

## Highlights



### Meeting Schedule:

- 2019 members
- Update from Don
- Update from Jerry
- 2019 Priorities
- Budget 2019
- Reserves 2019
- Committee Assignment
- Amenity Fee discussion

### Committee:

Jim Sido – Chairman

Board Representatives:

Jerry Hoover

Bob Moe/Dick Decoste

Member Representatives:

Alan Alsop

Joe Fitzgerald

Gary Freels

Doug Gray

Chuck Ingersoll

Stephen Morrison

Jim Zimmer – Past Chair

02/20/2019

**Hunters Ridge**  
**Finance and Long-Range Planning**  
**Committee Meeting Summary – 4/09/2015**

**Combined Golf Committee and Finance Committee discussion...**from notes on 03/04/2019:

Centered around numbers of golf memberships and a serious underfunding of reserves for anticipated needs. Some discussion on course loads and scheduling. Impact on range and course from renters was a discussion item as well. Rob was tasked with gathering some comparisons to other comparable properties. Seemed to be consensus around determining the maximum number of golf memberships to keep the best experience for the membership. 25-30 golf properties seem to turn over every year. More precise numbers are needed from history on turnovers and active charters.

**Reserves** –Major focus this year will be on Long Range Planning, Jerry Hoover will lead that effort. Don, Jerry, and Dick will review and fine tune the Golf Reserve requirements and seek the assistance of the USGA for turf analysis and recommendations, as done in the past few years.

Committee Assignment – Jim Zimmer and Chuck Ingersol to continue to represent the Finance Committee to the Golf Committee. No other committees seemed to require Financial Committee representation.

**The next meeting was scheduled 3/6 for amenity fee discussion and 3/13 for Audit Review, location and time to be announced.**