



**Hunters Ridge Community Association
Board of Directors Meeting
Wednesday, December 12, 2012
4:00pm, Clubhouse, Main Dining Room**

President Fred Forbes called the meeting to order and established a quorum of Directors. Directors present were Fred Forbes, Bruce Davie, Vice-President; Harold King, Treasurer; Don Wirsbinski, Secretary; David Miller, Tom Padgett and participating by speakerphone Ben Butler. Hunters Ridge attorney Chris Davies was also present.

A motion was made to approve the minutes from the November 30th, 2012 Board Meeting which was seconded and unanimously approved by all Directors.

Treasurer King provided a consolidated Statement of Condition as of November 30, 2012, which is attached and made a part of these minutes. He then gave a summary of income and expense for the 11 months ending November 30, 2012, with variances to budget for each of the operating divisions. This report is attached and made a part of these minutes. Mr. King pointed out that this report is also available on our web site. He noted that each of the operating divisions, Food and Beverage, Golf, General and Administrative, and Sewer Plant were operating through October with positive variances to budget. He asked that these reports be filed subject to audit.

Mr. King made a motion which was duly seconded and unanimously approved by all Directors that BMO Harris be added to the list of approved banks used by the Hunters Ridge Community Association.

Mr. Forbes discussed the 2013 budgets. He reminded all those present that the dues, trackage fees and food and beverage minimum have remained the same for eight years in a row while still maintaining and repairing all HRCA properties as needed. Mr. King made a motion to accept the 2013 budgets which was seconded by Mr. Davie and unanimously approved by all directors.

Mr. Forbes and Don Huprich, General Manager, discussed the bids received for the repaving of Buttonbush Place, Hunters Ridge Blvd and misc repairs in the clubhouse parking lots. After some discussion Mr. Wirsbinski made a motion to select Ajax Paving to do the paving for the bid price of \$110,000 and an additional \$10,000 for unanticipated problems which was seconded by Mr. Padgett and unanimously approved by all directors.

After some discussion and clarification by Board attorney Chris Davies, Mr. Padgett made a motion to submit to the membership for separate ballot issues at the Annual Meeting the approval of proposed changes to Articles of Incorporation, Master Declaration of Covenants

and By Laws which includes staggered terms for Board of Directors. The motion was seconded by Mr. Miller and unanimously approved by all Directors.

A motion was made that all golf carts used within the Hunters Ridge community, whether on the golf course or just on the community streets, must carry liability insurance, be registered with the Administration Office and display the proper trackage decals at all times. The motion was seconded and unanimously approved carried by all Directors.

Mr. Wirsbinski made a motion to adjourn the meeting which was seconded by Mr. Miller and unanimously approved by all Directors.

Respectfully submitted,
Don Wirsbinski, Board Secretary