



**Hunters Ridge Community Association
Board of Directors Meeting
Wednesday, March 28, 2012
4:00pm, Clubhouse, Main Dining Room**

1. The meeting was called to order by Fred Forbes, Board President. Directors present were Ben Butler, Bruce Davie, Fred Forbes, Harold King, Dave Miller, Tom Padgett and Don Wirsbinski. A quorum of Directors was determined.
2. A motion was made by Harold King to approve the minutes from the February 22nd, 2012 Board Meeting. The motion was seconded and approved by all Directors.
3. The next Board Meeting was set for Wednesday, April 25, 2012 at 4:00pm in the Main Dining Room.
4. Treasurer's Report - Treasurer King recommended the Board approve an engagement letter with Stroemer and Company to audit the Utility Plant operation for 2011, said audit also to explore any tax consequences relating to the plant purchase, and further to recommend whether we should keep the current stock ownership structure or should the corporation be dissolved and merged into Hunters Ridge Community Association.

On motion by Don Wirsbinski, seconded and passed unanimously, the recommendation of Treasurer King was approved.

5. Committee Reports were given as follows:
 - a. Architectural Review by Don Redford
 - b. Membership Committee by Jerry Rexroat
 - c. External Affairs by Fred Forbes
 - d. Social Committee by Dave Miller
6. Don Huprich, General Manager, gave an update on the RFID Security System advising that the software and the infrastructure of the new system were almost in place and the system should be operational within the next week or so.
7. Mr. Forbes began a discussion of Hunters Ridge Utility Company and how the purchase of the plant came about and how the rates for sewer service are determined and the various opinions and changes that could be made to the rate structure. After reviewing

all of the meeting minutes and correspondence surrounding the original purchase it was determined that the Board of Directors would not make any changes to the rate structure of HRU until the purchase of the plant was complete, approximately five (5) years from October, 2010. No comment contrary to the statement regarding not changing the existing HR residential sewer rates until the HR Utility Plant purchase was paid off in full was made by any of the other Board Members. The following members were recognized by the Board to comment on this topic:

1. Rose Romero
2. Janice Morgando
3. Vern Alexander
4. Merrill Kratz
5. Paula Ferrone
6. Suzanne Evans
7. Frank Schmitt
8. Suzanne Low and Norman Jalbert

Mr. Butler commented that he was very impressed with the sewer plant during a recent tour of the facility. He would like to see a committee of qualified members formed to study all aspects of the utility plant operation. Mr. Forbes finished the discussion by saying that the approximately three and a half years from now until the purchase of the sewer plant is complete would give some much needed additional time to finish a cost study of our sewer rates.

8. Mr. Davie made a motion to adjourn the meeting which was seconded by Mr. King and approved by all Directors.

Respectfully submitted,
Don Wirsbinski, HRCA Secretary