



**Hunters Ridge Community Association  
Board of Directors Meeting  
Wednesday, March 27th, 2013  
5:00pm, Clubhouse, Main Dining Room**

1. The meeting was called to order by Fred Forbes, President. Directors present were President Fred Forbes, Vice-President Bob Moe, Treasurer Dick DeCoste, Assistant Treasurer Harold King, Dave Miller and Bill Bell. Secretary Don Wirsbinski was absent. Mr. Forbes established a quorum of Directors and asked that everyone silence their cell phones.
2. A motion was made by Dick DeCoste to approve the minutes of the February 27, 2013 Board Meeting which was seconded by Harold King and approved by all Directors.
3. A Treasurer's Report was given by Dick DeCoste, Treasurer.

**Golf**

Total income for the month of February amounted to \$161,154 - up 2% over budget. Lower fees for cart rentals and golf trackage were down compared to budget but were more than offset by a 26% increase in Guest Fees.

Year-to-date income is \$306,294 - down 1.4% from last year.

Golf course expenses of \$105,661 were up 16% over budget due principally to seasonal budget purchases of equipment, equipments repairs, fertilizer and sand/top dressing. Purchases included mowing equipment, i.e., one fairway unit, one Triplex and two units for the greens. Battery replacements for club owned carts accounted for most of the equipment repairs. All categories are expected to come in, on budget by year end.

February's golf shop expenses were \$35,995 - up 3% over budget due principally to higher than expected cart barn salaries but about equal to that of last year's performance.

Overall, for the month, golf operations ended with a surplus of \$21,275.

The month's non-resident outside play amounted to \$29,587, about equal to last year's results. Year-to-date, this outside play has added \$50,172 to golf reserves which, in terms of outside golfers, amounts to the equivalent of 3-foursomes per day - each day of the month.

**Restaurant**

February's Restaurant/Bar/Snack sales were \$79,776, approximately equal to budget and last year's results. Cost of goods sold, at \$33,497, represented an improvement over both the budget and last year of more than 25%.

Partially offsetting this improvement, restaurant expenses for the month of \$56,775 came in at 15% over budget. This was due principally to higher than forecasted salaries in the restaurant which is reflecting heavier than normal operations during the winter months. This is expected to even out by year end.

Overall, the restaurant ended the month with a loss of \$10,496 - lower than budget and lower than last year's results.

## **General & Administrative**

Excluding depreciation and reserves, February's income amounted to \$138,236 or a 3% improvement over budget and last year. Accompanying expenses for the same period totaled \$126,076 or 1.3% under budget which resulted in a net G & A surplus for the month of \$12,159.

February's overall surplus for Golf, Restaurant and G & A operations amounted to \$21,162. The year-to-date overall surplus General & Administrative is \$54,477.

## **HRCA Common Area**

For the general common area, year-to-date income amounted to \$174,346, in line with the budget. For the same period, common area expenses were \$108,810, 5% under budget, resulting in an overall surplus of \$65,536.

Total North and South Villa expenses, year-to-date were \$78,413, 8% under budget, due to lower usage of chemicals and fertilizer and lower insurance premiums. This resulted in an overall year-to-date surplus of \$7,630.

Total single family expenses were down again for the month resulting in a year-to-date surplus of \$1,670.

The painting project for the North Villa units along Fox Ridge Drive has now been completed. The painting contractor's good quality of workmanship and performance has been noted by the North Villa Committee and several homeowners. The project was completed on time and on budget. Total project payment of \$54,600 was made from the North Villa's exterior reserve account.

## **Waste Water Treatment Plant**

Revenues for January and February were \$66,956 or 6% above forecast.

Expenses for the same period were \$49,380 or a 14.5% improvement over budget, resulting in a surplus of \$17,576. Increases in interest expense, insurance and sludge removal were more than offset by decreases in chemical usage, plant operator salaries, maintenance and repairs.

## **2012 Audit**

Review of our 2012 audit drafts were made last week and earlier this week by the Finance & Long Range Planning Committee, general management and personnel from Stroemer & Company. Presentation of the community's 2012 audited results will be made later in today's meeting.

4. A report in reference to our 2012 year-end audit from John Stroemer and Keith Wheeler from Stroemer and Company, our HRCA auditors, was given. They commented that we run a very efficient, orderly accounting system and that Hunters Ridge was issued a "clean opinion" and that HRCA was in "sound condition".
5. The formal approval of Committee Mission Statements was deferred until the next Board Meeting.

6. Committee Reports were given by each Board Representative and/or Committee Chairperson:
  - a. Golf Committee, Bill Bell
  - b. Long Range Planning and Finance Committee, Jim Sido
  - c. Tennis Committee, Bob Moe
  - d. House Committee, Jerry Rexroat
  - e. Membership Committee, Derek Kilpatrick
  - f. Architectural Review Board, David Miller and Don Redford
  - g. South Villa Committee, Bob Moe
  - h. North Villa Committee, Dick DeCoste
  - i. Social Committee, David Miller and John Simoncini
  - j. External Affairs, Fred Forbes

Update on Homeless Shelter/Halfway Houses - Mr. Forbes advised those present that the ordinances and laws governing the operating of homeless shelters/halfway houses are still being revised and once completed will make it very difficult for a shelter/halfway house to be built in Lee County.
7. Mr. Forbes discussed the beginning stages of Schematic Design Drawings for the possible Clubhouse/Kitchen Renovation/Remodel Project. The process may begin with new kitchen equipment that could be used in any future remodel. This new equipment will increase productivity and reduce cooking time while still maintaining the high standard of food preparation and taste that we all expect. Any future plans and/or remodeling will be communicated to the members at each step, and member input will be solicited. Mr. Forbes said that HRCA would be paying nothing for the development of schematic design layout or drawings including various options to expand or remodel the clubhouse and/or the activities center which will probably save HRCA and its members as a minimum approximately \$40,000.
8. Mr. Forbes made it clear that after meeting with our Insurance Broker, Brown and Brown, and with our insurance carrier directly, that our Hunters Ridge Employees are covered under our Workman's Compensation coverage anywhere on the Hunters Ridge Property including our single family homes.
9. Mr. Forbes announced that the three vacant lots discussed at the last Board of Director's Meeting have officially sold with the closing date of March 19<sup>th</sup>, 2013. The plans for the homes to be built there will be submitted to the Hunters Ridge Architectural Review Board (ARB) for final approval before any work may begin. The date of the ARB meeting will be announced as soon as it is known and all members may attend this meeting and view the design plans.
10. The next Board Meeting was set for Wednesday, April 24<sup>th</sup>.
11. Mr. Forbes adjourned the meeting.

Respectfully Submitted,

Don Wirsbinski, HRCA Board Secretary