



**Hunters Ridge Community Association  
Board of Directors Meeting  
Wednesday, November 12<sup>th</sup>, 2014  
3:30pm – Clubhouse**

1. Mr. Forbes called the meeting to order; established a quorum of Directors and asked everyone to please silence all cell phones. Those directors in attendance were Fred Forbes, Bob Moe, Dick DeCoste, Harold King, Don Wirsbinski, Bill Bell and David Miller. Hunters Ridge attorney Chris Davies was also present.
2. Mr. Wirsbinski made a motion to approve the minutes of September 29, 2014 Board of Directors Meeting which was seconded and approved by all Directors.
3. Mr. DeCoste gave a Treasurer's Report (see attached)
4. Mr. Bell made a motion to change the current age limit of golf carts used on the golf course from 5 years to 10 years. The pro shop will monitor to make sure they are mechanically sound if necessary. The motion was seconded by Mr. Wirsbinski and approved by all Directors.
5. An update on the recent Safety Survey was given. Once all of the data is accumulated, the membership will be given the results and the Board will review to discuss what can be done to make the community as safe as possible.
6. Mr. Forbes announced formation of a Special Study Group to develop strategies of developing specifications for bidding to replace current Comcast Contract which expires June 1, 2015. The group will meet with other service providers to see what our options are and also meet with Comcast to discuss options with them. Members of the study group are Fred Forbes, Dick DeCoste, Jim Sido, Tom Ralston, Bob Walters and Frank Caldwell.,
7. Mr. Forbes gave a Brief Update on Grill Room Completion. The renovation came in under budget and also met its projected construction time table of four months. The room is absolutely beautiful and the membership is very pleased with the results.
8. Mr. Forbes along with Chris Davies, Hunters Ridge Attorney, discussed the upcoming Membership vote and proposed ballot item regarding the proposed clubhouse expansion and renovation of the dining room and kitchen:
  - a. A Preliminary Drawing with Project Description was given to those present.
  - b. The Proposed Budget is \$1,850,000 which includes a 10% contingency fund
  - c. The Method of Financing and Loan Repayment Plan was discussed. Financing will be thru loans from the membership. Loan repayment options are a lump sum amount due before April 1, 2015 (no interest) of \$3,525 or \$37.00 per month for 10 years starting in November of 2015 after the sewer plant purchase assessment is over.

- d. The Proposed Ballot Language shall be: Should the Board of Directors proceed with renovation of the existing dining room and kitchen at an established budget cost of \$1,850,000.00 with the cost to each member being \$37.00 per month for ten (10) years beginning November 1, 2015 or a single payment of \$3,525 due on or before April 1, 2015?
- e. The Special Membership Meeting shall be on Wednesday, December 10, 2014 at 3:30pm.

A motion was made by Bill Bell to accept the Ballot Language and present to the membership the option to vote on the 2015 Renovation Project. The motion was seconded by David Miller and approved by all Directors

- 9. The meeting was adjourned.

## Treasurer's Report, September 2014

### General

Grill room and lobby construction proceeded well during the month and, by month's end, we were targeting the reopening of the grill room for the week of October 20. Plans and preliminary budget estimates are being developed by the Board to define the community's needs for the next capital improvement project which includes the renovation and expansion of the clubhouse dining room and kitchen.

Spending from reserves for the first nine months of this year is summarized below:

- Golf. \$45,458 principally for replacement golf cart batteries and 2014 golf course upgrades.
- Completion of Snack Bar Installation. \$36,152
- Grill Room/Lobby Renovation. \$537,121
- Villa South. \$172,893 mainly for exterior painting performed earlier in the year
- Villa North. \$17,251 principally for roofing repairs and tree services
- Common Areas. \$20,602 for security equipment and tree services

### Golf

Monthly revenues at \$100,784 were about equal to budget and last year's results. However, year to date revenues of \$1,095,670 remained 2% below forecast. Guest fee sales were about equal to forecast. Lower revenues from dues, trackage and cart rentals accounted for most of the

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\$20,486 shortfall vs. budget. In contrast, year to date golf course expenses of \$814,866 were lower by more than 4.5% from this year's budget and last year's results.

Lower year to date costs in chemicals, fertilizers, cart leasing, fuel/oils, landscaping and top dressings more than offset higher expenses in golf course salaries, health insurance, uniforms and irrigation repairs.

Monthly golf shop expenses were again lower than forecast due mainly to lower staff and cart barn salaries, thereby lowering year to date total operating costs by 5% vs. budget and producing a combined course and Pro Shop surplus for the first nine months of \$33,086.

Year to date, revenues from both equity member payments and outside play has amounted to \$86,710 which is deposited directly to the golf reserve account. These added reserve revenues are down about 20% compared to last year due principally to lower sales revenue from outside play. While the demand for outside play remains strong, we have been experiencing a higher level of member and guest play which has resulted in fewer available tee times for outside golfers.

### Restaurant

Monthly revenue at \$20,329 was about 6% below forecast. Year to date revenues amounted to \$445,075 which are about equal to budget. Higher dining room food and snack shop bar sales more than offset the lower bar sales experienced in the grill room.

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Year to date cost of goods sold at \$209,055 improved by 2% compared to forecast thereby improving the gross surplus for food and beverage to \$236,019 or about 4% better than forecast.

All other year to date restaurant and bar expenses amounted to \$466,923 or 4% over forecast due mainly to higher employee expenses for health insurance, kitchen salaries and employee payroll taxes. To date, the combined restaurant and snack bar operating loss amounts to \$230,904 vs. a budgeted loss of \$221,640 and last year's actual loss of \$163,865.

### G & A

After allocating \$50,000 to reserves, year to date revenue improved to \$1,182,995 or 1.5% better than budget. Increases in finance charges, dues and lease applications all contributed to this improvement. Corresponding expenses were \$988,995 and, excluding depreciation charges, represented a 3.7% improvement over forecast. Lower expenses in Activities, contractual services, maintenance & repairs, waste removal, unemployment taxes and legal fees more than offset the higher than budgeted expenses experienced in accounting fees, office equipment & supplies, staff salaries and credit card fees. For the first nine months, G & A operations generated a surplus of \$194,000 compared to budget.

After allocating \$25,000 to reserves, year to date Sewer Treatment Plant revenue amounted to \$220,709. Plant expenses, excluding depreciation charges, for the same

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period were \$210,752 or 1% over budget due mainly to higher costs attributed to lab testing and engineering expenses. Year to date and excluding depreciation charges, the Treatment Plant's operations produced a surplus of \$9,956 vs a forecasted surplus of \$18,537.

For the first nine months of 2014 and excluding depreciation charges, the combined operations of Golf, Restaurant, G & A and Sewer Treatment Plant produced a surplus of \$6,139 better than forecast.

### Common Areas

Common Area income of \$522,375 year to date is about equal to forecast. Expenses of \$503,176 resulted in a surplus, to date, of \$19,199. Lower expenses in legal, cable services and health insurance and a number of other line items more than offset a significant increase in electric utility costs.

North and South Villa income, after deductions for reserves, amounted to \$381,975 year to date, equal to forecast. Total expenses of \$390,323 resulted in a loss, to date, of \$8,348, mostly from higher expenses in landscaping. To date, single family income and expenses are in line with budgeted amounts and ended September with a surplus of \$1,179.

rad, 10/22/2014