



**Hunters Ridge Community Association  
Board of Directors Meeting  
Wednesday, February 26, 2014  
4:00pm, Main Dining Room**

1. Mr. Forbes called the meeting to order, established a quorum of Directors and asked that everyone 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.
2. Mr. DeCoste made a motion to approve minutes from the December 9, 2013 board of directors meeting which was seconded by Mr. Miller and approved by all directors. Mr. King made a motion which was seconded by Mr. DeCoste to approve the January 22, 2014 (organizational board meeting) which was approved by all directors. Mr. Wirsbinski made a motion seconded by Mr. Miller to approved the January 28, 2014 Board of Directors Meetings which was also approved by all directors. Mr. DeCoste made a motion to accept the minutes from the January 22, 2014 Annual Meeting which was seconded by Mr. Moe and approved by all directors. Mr. Bell made a motion to accept the minutes from the January 17/January 31, 2014 Special Membership Meetings which was seconded by Mr. Miller and also approved by all directors.
3. Dick DeCoste gave a treasurer's report which is attached.
4. Announce Committee Board Representatives, Committee Chairpersons – see attached.
5. A brief update on the Grill Room renovation project was discussed by Fred Forbes.
6. A motion was made by Mr. Moe to contract with Denise Ward Interior Design for the interior design work of the Grill Room renovation project. This needs to be done so that the plans can be finalized and exact cost estimates can be determined. The motion was seconded by Mr. Miller and approved by all directors. We are planning to get the Grill Room Renovation project construction started by mid-May and more importantly completed by early October 2014. At this point the Board and the General Manager are now and into late April focused on getting the project construction and bidding documents completed so we get started by mid-May. Funds would be from reserves and our operating cash accounts, as indicated by our Treasurer. We will have a preliminary budget established by the April Board Meeting which will be discussed at that Board Meeting.
7. Mr. Moe made a motion seconded by Mr. Miller that the Muzak system at the pool/snack bar be set at a pleasing volume level for all and that there be no smoking in the entire Activity Center complex including the snack bar and the pool deck area. The motion was approved by all directors.
8. Mr. Bell made a motion seconded by Mr. DeCoste that a single family homeowner committee be established. The motion was approved by all directors with the exception of Mr. Miller. This committee will be set up under the same guidelines and criteria as the other established committees.
9. Adjournment

## **Treasurer's Report, Board of Directors Meeting, February 26, 2014**

Ending the old year and beginning the new one is always a challenge and a busy time for any business and it's certainly true here at Hunters Ridge. Our annual audit was started on schedule with Stroemer & Company and I expect the Board will be reviewing their initial draft audit results early in March. Details surrounding the Grill Room renovation project are now being developed as we meet with different contractors and make plans for its execution. Fred Forbes will provide a brief update on this later in the meeting. Also, in the March ScoreCard due out in a few days, more information will be given on this important modernization program. Turning now to January's operations . . .

Golf's January's income was \$125,941 compared to a budgeted amount of \$146,255. While guest fees for the month were on target at \$29,471, this revenue shortfall was due mostly to a reduction in membership from the forecasted 315 level to an estimated actual of 310 members.

Taking into consideration that January was a five payroll month, combined Golf Course and Golf Shop expenses were approximately \$118,386, which resulted in an estimated surplus for the month of \$7,555.

Reciprocal outside play income was \$13,361 down significantly from last year's \$20,159. Demand remains strong for reciprocal play but, as member play was up in January over last year, there have been fewer tee times available. With the receipt of an equity membership payment of \$7,000 during the month, a total of \$20,361 was deposited to golf reserves in January.

Restaurant, Club Bar and Snack Shop revenues at \$72,773 were down by \$6,674 compared to budget - due principally to the late opening of the new snack bar whose sales had been forecasted at \$4,166 for January.

Adjusting, again, for the five payroll month, expenses for the entire food operation were about \$60,308 resulting in an estimated monthly loss of \$24,438.

G & A revenues for January were \$127,953 vs. a budgeted \$135,049. Expenses, however, showed a 12% improvement over forecast which resulted in an estimated combined surplus for Golf, G & A and Food Operations of \$2,565.

There were no billings and therefore no revenue for the Treatment plant in January. However, expenses less depreciation and reserves amounted to \$21,341 - an improvement over January's forecast of \$1,818.

rad, 2/26/2014