

HRCA Board of Directors Meeting
Wednesday March 22nd, 2017
4:00pm – Main Dining Room

The HRCA Board of Directors held a meeting on Wednesday March 22nd, 2017 in the clubhouse Main Dining Room starting at 4:00pm. Quorum was established with the presence of President Fred Forbes, Vice President Joanne Schoen, Treasurer Dick DeCoste, Secretary Don Wirsbinski and Directors Bill Bell, Lorrie Holly and Bob Moe.

Director Bob Moe, Board Representative to the Tennis Committee, made the motion to not charge for guests of tennis members while playing tennis. This motion was seconded by Dick DeCoste. After Board discussion and member input, the motion passed. Board members voting yes were Bob Moe, Dick DeCoste, Joanne Schoen and Lorrie Holly. Don Wirsbinski voted no, Bill Bell abstained and Fred Forbes did not vote.

Chairperson of the Architectural Review Committee (ARC) Don Redford then made the following recommendation to the Board of Directors on the proposed Hunters Ridge Color palette submitted by GMA Architects. See attached recommendation. Following explanation of the color palette, President Forbes recommended to the Board that a mailed notice go out to all homeowners informing them of this change in exterior colors being presented. He recommends that this be put on the next Board meeting agenda at least 14-21 days from this date so that any homeowner could share their comments on this topic before a Board decision was made. All Board members agreed.

ARC Chairperson Redford then made the following recommendation to the Board regarding the installation of mailboxes to be taking place in April. See attached recommendation. Once again, the Board of Directors were unanimous in putting this item on the next meeting agenda, in approximately two to three weeks, so all homeowners can share their comments on this topic.

Resident Jim Sido then gave an update on Comcast's installation of the fiber optic cable. By March 25th, 2017 all units in Hunters Ridge should be complete and ready for the testing of the light levels with the fiber optics. The conversion process from the coax to fiber will be ready by April 1st. Our members may begin calling to schedule their individual unit conversion to fiber once they have received a notice in the mail from Comcast.

President Forbes then gave an update on the construction project removing all trip and fall hazards around the Clubhouse and Pro Shop. Project remains on schedule to start on or around April 20th, 2017. After all walkways are repaired both Clubhouse parking lots will be resurfaced.

Safety Committee member Des Leen then informed the Board of several speeding violations taking place in the community and continues to ask for all member's compliance in obeying all community speed limits.

Meeting adjourned at approximately 5:25pm.

Respectfully submitted

Don Wirsbinski, Secretary

Architectural Review Committee makes the recommendation to the Hunters Ridge Community Association Board of Directors that it accepts the color palette submitted by GMA Architects for all exterior and visible painting including the base color, trim color and front doors, of single family homes, villas and condominiums from this date forward. The ARC also recommends that no single family homes, villas or condominiums be “grandfathered” with their existing colors, so moving forward from this date, when a single family home, villa or condominium needs to be or is going to be repainted, the colors must come from this new approved color palette only.

If a single family home was repainted prior to or without submitting an application for color approval from the ARC, the ARC will contact the single family homeowner of the violation and ask for immediate compliance.

If an owner of a single family home, the south or north villa committee, or a committee from any condominium association in Hunters Ridge wants to use a color not on this approved palette, they can submit a nonrefundable fee of two hundred dollars (\$200) to the ARC to have the GMA Architects come on site to determine if the color submitted would be acceptable. The decision to be made solely by the Architects, with no guarantee the submitted color would be approved.

Architectural Review Committee makes the recommendation to the Hunters Ridge Community Association Board of Directors that no landscaping materials of any type; no decorative stone, rocks or gravel; no brick pavers; and no electrical outlets/services be allowed to be planted or placed around the new mailbox posts any time after installation. The ARC is recommending that nothing be allowed around the new mailbox posts after installation, other than an approximate three inch (3") ring of dark brown mulch around the base of the post so that the lawn maintenance personnel do not damage the post with a weed eater and/or edger.