

HRCA Board of Directors Meeting
Wednesday, January 24, 2018
4:00PM – Main Dining Room

1. The meeting was called to order by President Fred Forbes, he established a quorum of Directors and asked all present to silence all cell phones. Directors present were President Fred Forbes, Vice-President Joanne Schoen, Treasurer Dick DeCoste, Secretary Don Wirsbinski and Directors Lorrie Holly, Bill Bell and Bob Moe.
2. Motion to approve the Board of Director's Meeting minutes from November 21st was made by Bob Moe and seconded by Dick DeCoste; motion to approved the Board of Director's Meeting minutes from November 29th was made by Joanne Schoen and seconded by Lorrie Holly. Both motions were approved unanimously.
3. Financial Report thru November 30, 2017, presented by Treasurer Dick DeCoste (see attached)
4. Proposed Renovation of the Golf Course, Hole #2 was presented by General Manager Don Huprich. He advised that as golfers are standing on the #2 tee, the large mound on the left side next to the wooded preserve, which has the concrete cart path going right over it, has some turf/ground "settling areas" that one does not know is there until it is stepped upon. Once stepped upon, one could sink into the ground a couple of feet if not more. This has unfortunately happened a couple of times just recently and luckily no one has been hurt. We definitely do not want the possibility of one of our members or guests being injured due to this problem, so until we can get this situation corrected, we are asking all golfers to stay off and out of this area. We have temporarily put a fence around this mound and have put up signs informing all players/golfers not to enter that area.

We have been in contact with the original golf course architect, Gordon Lewis, who was on site when the golf course was built thirty (30) years ago and we have met with Gordon on site, at hole #2, on several occasions. Mr. Lewis and golf course contractor Jim Glaze have recommended that the mound should go. We have a plan in place and are ready to move forward with the project which will remove the mound and renovate hole #2. The cost would be approximately \$70,000.00 and they could begin almost immediately. The Golf Committee met and is fully aware and is in agreement that this work needs to be done as soon as possible. Mr. DeCoste made a motion to move forward with the corrective action/renovation of hole #2 with the cost of \$70,000.00 with the money coming from the golf course reserve funds. The motion was seconded by Bob Moe and approved by all directors.

5. Membership Approved Color Palette – the wording and fee structure was clarified in the member approved exterior Color Palette for the community. See attached.
6. Joanne Schoen made a motion to approve the Appointment of Committee Chairpersons and Committee Board Representatives from the attached list. Seconded by Bob Moe and approved by all Directors.
7. External Affairs Update – Fred Forbes
 - The large Pylon Sign on Bernwood Park Property has been taken down and is no longer a hazard at this time
 - The Trash Pile across from Hunters Ridge on Bonita Beach Road was removed by the City of Bonita Springs even though it was not their responsibility. If anyone happens to notice dumping and is able to get a tag number please let us know so that we can follow up with code enforcement.
8. The meeting was adjourned.

Treasurer's Report, YTD Ending December 31, 2017*

Golf

Revenues for December were \$130,859, lower than forecast but about equal to last year's performance. YTD income of \$1,554,098 was about equal to forecast and last year. Excessive building repairs and chemicals were more than offset by multiple line items including lower course electric, fewer cart leases, less fuel use, lower landscaping costs and especially lower salary expenses. YTD course expenses amounted to \$1,117,734 - an improvement of 4% over forecast. Pro Shop expenses of \$366,957 were about 9% lower than forecast and last year's results with major improvements seen in lower staff and cart barn salaries. The 2017 annual surpluses from golf operations amounted to \$69,407.

Reciprocal play for this year has contributed \$53,497 to reserves while equity membership payments added another \$108,913. Both amounts plus interest payments total \$164,282, all deposited to the golf reserve account.

Food & Beverage

December's total revenues were \$119,813, about equal to last year's performance. YTD revenues were \$844,753, about 5% lower than last year's results.

Total YTD cost of goods sold, at \$330,843 was 39.2% of sales as compared to last year's 40.0%. Beverage cost of goods sold improved to 28.6% and food cost of goods sold decreased to 45.9%. Snack Bar YTD cost of goods were \$ 37,140 on sales of \$94,400 or 39.3% of sales.

Total restaurant expenses were \$800,616. Profit for the month of December amounted to \$4,535 bringing net losses for the year to \$286,706 or an improvement over last year's performance by 20% or \$71,556.

G & A

Excluding Hurricane Irma assessment revenue, the year ended with total income of \$1,695,712 or about equal to forecast. Corresponding expenses were \$1,359,842 and about equal to forecast. Expenses for accounting, pool supplies, health insurance and utilities were the largest line items that exceeded their respective forecasts but overall operations continued to produce a year to date surplus or subsidy, ahead of forecast, of \$335,871.

Treatment Plant

For the year, Treatment Plant revenues were \$279,441 including a deduction of \$25,000 for reserves taken earlier in the year. Expenses for the year were \$239,522 exclusive of depreciation or about 5% lower than forecast resulting in a small operating surplus for the year.

Realty

Real estate commissions for December were \$14,250 bringing total commissions for the year to \$110,459. With total YTD realty expenses of \$64,558, realty operations produced an income of \$45,901 for 2017.

Treasurer's Report, YTD Ending December 31, 2017*

An operating surplus for the year, in excess of more than \$100,000, is being estimated pending our final year end audit. This surplus is due principally to lower operating expenses in both Golf and Food and Beverage, compared to last year's performances.

Common areas and other bank accounts below are as of 11/30/2017

Common Areas

Common Area revenue year to date was \$1,127,029, about equal to forecast. Corresponding expenses of \$1,025,782 resulted in a year to date surplus of \$101,248.

North & South Villas and Single Family Homes

Year to date income for the South Villas, net of reserve allocations, was \$365,806, about 5% above forecast. Corresponding expenses of \$286,007 resulted in an interim surplus of \$79,799 due to higher miscellaneous income and lower insurance charges.

Similarly, year to date income, net of reserve allocations, for the North Villas was \$185,318 which was equal to forecast while expenses of \$155,793 left an interim surplus of \$29,525.

Revenues from Single family homes were \$37,210. Expenses, principally for the replacement and installation of new mailboxes, amounted to \$36,956 - leaving a surplus balance at month's end of \$254.

Reserve & Operating Cash Balances, November 30, 2017 YTD

<u>Account</u>	<u>Estimated Nov Balance</u>
South Villas Roof Replacement	230,746
South Villas Exterior	220,028
North Villas Roof Replacement	11,330
North Villas Exterior	37,177
Common Area	117,593
Golf	377,372
Treatment Plant	54,352
Villa Deductible	40,743
Clubhouse Renovation	74,211
Social Non-Golf	<u>23,149</u>
Reserve Cash Balance @ 11/30/17	\$1,186,701
Hunters Ridge Country Club	\$1,328,501
Hunters Ridge Community Association	<u>557,566</u>
Operating Cash Balance @ 11/30/17	\$1,886,067

*All revenues and expenses are unaudited

rad, 1/24/2018

**Revision of Board Rules on the Use and Implementation of the Membership's Rule Adopting the
Color Palette for use on All Exterior Home Color Schemes**

HRCA's membership overwhelmingly approved the adoption of a color palette in May 2017 by 77% of all members voting on the issue. The membership, by this action, approved a Rule which the only HRCA rule of higher authority is the Master Declaration. The membership clearly said they wanted the exterior color schemes of our single-family homes, villas and carriage homes to be of the latest popular colors, professionally selected. The information presented with the ballot to our membership is outlined below:

- Members who plan to repaint their home preferably should use colors from one of the 16 palettes which were on display and all of which were prepared by GMA Architects. Each palette was designed to give a homeowner a diverse selection of base colors with up to two trim color options. These palettes were created to allow for several different roof colors. Any homeowner selecting a proposed color scheme using the colors from a specific palette simply submits an application containing the color scheme they propose to use from a palette, which means they submit the color numbers on the application. These applications can be approved if they fully comply from the specific palette by the two co-chairs of the Architectural Review Committee (ARC).
- In the event the home owner would like to repaint using
 - their home's current color scheme,
 - colors from more than one of the approved palettes,
 - a color scheme which is not on the palette
 - submit a color for their front door not on the palette the base and trim colors are on
 - propose a base or trim color(s) which are more than one shade darker or lighter than the colors shown for a base and trim colors on the approved palette,

then an application must be submitted to the ARC with the color, including the number of the color for the proposed base, proposed trim color(s) and/or main front door color. The application will be submitted to GMA Architects, who were approved by the Board as the professional color experts for our community. They will review the request and if they do not agree with any aspect of the proposed color scheme they will work with the homeowners suggesting alternative base, trim or front door colors for their consideration. In the event GMA and the homeowner cannot come to an agreed color scheme solution quickly, then their recommendations will be transmitted to the ARC. The ARC can override the recommended option of color professionals by a super majority vote.

- Originally a nonrefundable fee of \$200 per request to use a color not on the approved palette was approved by the Board. During the implementation of the color palette with the above procedures outlined on the ballot, with procedures and cost of submitting an off the palette color selection to GMA fee by the Board in June 2017, we believe the fee for submitting an application to GMA for review and approval of non-palette color schemes needs to be adjusted as follows:
 - Using a base color from one of the approved palettes and a trim color(s) or front door color not on the palette, but from a different palette, the nonrefundable fee would be \$50.
 - In the event a homeowner wishes to use a base color or trim color(s) which are more than one shade lighter or darker than the approved palette then a nonrefundable application fee of \$50 will be charged.
 - Proposing to paint a home with an off the palette color scheme will have a nonrefundable fee of \$100.
 - To approve using a current color scheme on the homeowner's house, whether their house or an existing house has a non-palette approved color scheme, the non-refundable fee will be \$150, since in most every case it requires an onsite visit by GMA to look at the color scheme. However, if GMA bills HRCA for a lesser sum the difference will be credited back to the homeowner.
 - All fees will be billed to the member's club account.

2018 Committee Chairs and Board Reps

Aesthetic/Architectural Review Committee (ARC)

Board Rep – Joanne Schoen
Board Rep – Don Wirsbinski
Don Redford Co-Chair
David Malenfant Co-Chair

Common Area Beautification Committee and Christmas Decorations Committee

Board Rep – Lorrie Holly
Board Rep – Fred Forbes
Elaine Perrotta – Chair

External Affairs

Board Rep – Fred Forbes

Fishing Committee

Board Rep – Keith Glover
Chuck Ingersoll – Co-Chair
Frank Cassise – Co-Chair

Golf Committee

Board Rep – Don Wirsbinski
Board Rep – Lorrie Holly
Ron Parmiter – Chair

House Committee

Board Rep – Dick DeCoste
Jack Luther – Chair
Marie Thomas – Co-Chair

Long Range Planning & Finance Committee

Board Rep – Dick DeCoste
Board Rep – Keith Glover
Jim Sido – Chair
Jim Zimmer – Vice-Chair

Membership Committee

Board Rep – Keith Glover
Desmond Leen – Co-Chair
Bill Bell – Co-Chair

Safety Committee

Board Rep – Joanne Schoen
Board Rep – Dick DeCoste
Nancy Sido – Chair

Social Committee

Board Rep – Fred Forbes
John Simoncini – Co-Chair
Marie Thomas – Co-Chair

Tennis/Pickleball Committee

Board Rep – Bob Moe
Peg Long Co-Chair
Tom O'Malley Co-Chair

Villa North Committee

Board Rep – Dick DeCoste
David Malenfant – Chair

Villa South Committee

Board Rep – Bob Moe
Ed Mueger – Chair