



HRCA Board of Directors Meeting Minutes
Friday, September 7, 2018
3:00pm – Main Dining Room

1. President Forbes called the meeting to order and established a quorum of Directors. Those in attendance were Fred Forbes, Don Wirsbinski and Lorrie Holly. Dick DeCoste, Bob Moe, Joanne Schoen, Keith Glover and Jerry Hoover attended by conference call.
2. Lorrie Holly made a motion to approve the June 29, 2018 Board of Director's Meeting minutes which was seconded by Don Wirsbinski and approved by all Directors.
3. A Financial Report thru July, 2018 was given by Dick DeCoste. See attached.

A Financial Report on Hurricane Assessment Funds was given by Assistant Treasurer, Jerry Hoover. He advised that the original loss assessment total was \$998,040. Thru the end of July, \$483,116 has been spent with leaving \$514,924 in the loss assessment fund. He said that our General Manager, Don Huprich, was doing a great job to save money in every way possible while still moving forward every day to get our community back up to pre-hurricane standards.
4. A Hurricane Recovery Cleanup Update was given by General Manager, Don Huprich. He advised that we are about mile-18 of the marathon recovery efforts due to Hurricane Irma and we are making good progress. Our in-house staff is being used when at all possible in order to get the most out of the loss assessment funds. A huge dent has been made in the amount of work to do, but there is still more to do. Mr. Huprich wanted to make clear that the amount of funds left in the loss assessment total would be more than adequate to complete all projects related to Hurricane Irma. There will not be another assessment due to any damage from Irma, especially for new tree installations.
5. A new fencing installation update was given by Mr. Huprich. He advised that the east property line fence is 99% completed and the south fence is 95% completed. The north property line fence east of Hunters Ridge Blvd. has been completely repaired, while the north property line fencing on the west side of Hunters Ridge Blvd. is still under construction review with our structural engineer because of the wind and hurricane codes. A new 10' tall fence is in the process of being installed around the exterior of the sewer treatment facility to provide less visibility of the plant from the homes in the area and from the golf course.

6. Mr. Huprich also advised that the new gate at Bonita Grande Drive was delayed because of manufacturing delays and also, once installed, we had a software installation slowdown from our gate software company, ISN. The gate will be open early next week.
7. Mr. Huprich also gave an update on the Activity Center interior renovation. The room is looking very nice and everyone should be pleased with the new "lighter and brighter décor". We anticipate the opening to be on September 17th, but will keep all members informed. He also commented on the new fountain at the traffic circle where Hunters Ridge Blvd turns onto Hunters Ridge Dr. and advised that we are going to be doing some additional work on the fountain to make the center stream wider and more visible with additional lighting and some beautiful landscaping.
8. Mr. Huprich also gave an update on the installation of speed tables in the community by Tincher Concrete. We have been approved for a total of 16 speed tables to be installed in several phases. The first phase, which will have eight (8) speed tables, will begin on Monday, September 10th, and will take approximately three (3) weeks to complete.
9. The Board discussed the use of electronic cigarettes in previously approved non-smoking areas of club facilities. President Forbes made a motion to prohibit the use of electronic cigarettes (E-Cigs, Vaping) in all non-smoking areas. The motion was seconded by Mr. Wirsbinski and approved by all Directors. Our no smoking signage is being updated to reflect this policy.

The Board also discussed our cell phone policy in and on all club amenities and wants to remind all members that voice usage of your phone should be made in private as not to distract or disturb those around you especially while dining or on the golf course. You may use your phone in any location as long as it is done quietly (checking email or texting for example).
10. Mr. Forbes gave an external Affairs Update discussing the 75-Acre parcel immediately north of Hunters Ridge owned by McGarvey Development. They are in the process of building some warehouse type store fronts. See attached for some site drawings. A micro-brewery may be one of its tenants. The smaller parcel on the west side of Hunters Ridge Blvd and just north of golf course hole #3 is called "Horizon Park". No construction has started on that as of now.
11. Adjourn

Treasurer's Report, Month Ending July 31, 2018

Golf

Revenues for July were \$110,536 or about equal to forecast and last year's results bringing YTD income to \$1,015,224, more than 6% higher than last year due to increased revenues in dues, trackage and guest fees. Higher expenses were seen in course repairs, equipment, landscaping and salaries but were more than offset by lower equipment repairs and higher revenues. YTD course expenses amounted to \$751,727 or about 8% over forecast. Pro Shop expenses of \$235,780 were about 4% lower than planned and golf operations ended July with an excess of revenues over expenses of \$27,717.

Reciprocal play has contributed \$21,452 to reserves while increased equity membership payments added another \$185,913. Both amounts plus interest payments totaled \$210,468 to date which is deposited directly to golf reserves.

Food & Beverage

July's total revenues were \$27,782 bringing YTD revenues to \$538,847 or about 1% lower than last year.

Total YTD cost of goods sold at \$184,006 was 34.1% of sales as compared to last year's YTD average of 42.2%. Beverage cost of goods sold was 25.1% and food cost of goods sold was 37.9%. Snack Bar YTD cost of goods were \$34,555 on sales of \$74,064 or 46.7% of sales. The Snack Bar's YTD loss amounts to \$1,020.

Restaurant expenses through July were \$473,639 resulting in a total loss for the first 7 months of \$118,808, representing an improvement over last year of about \$84,800.

G & A

After allocation of \$100,000 to reserves and exclusive of hurricane loss assessment revenues and insurance payments, total revenues through July were \$972,633, about equal to last year. Corresponding expenses were 10% higher than last year at \$889,140. Expenses for Accounting, Activities, Pool Supplies and Fire Insurance premiums were the largest line items that exceeded their respective line item forecasts but overall operations produced an excess of revenues over expenses of \$83,493.

Treatment Plant

After allocating \$25,000 to reserves earlier in the year, Treatment Plant revenues were \$197,769 through the end of July. Expenses for the same period were \$162,709 resulting in a YTD surplus of \$35,060. Higher expenses for Engineering and Maintenance resulted in plant operating expenses exceeding forecast by about 10%.

Realty

Real estate commissions for July were \$16,823 bringing total commissions at the end of the month to \$184,134. Realty expenses for the corresponding period of \$109,480 resulted in an excess of revenues over expenses of \$74,654.

Treasurer's Report, Month Ending July 31, 2018

In summary, excess revenues over expenses at the end of July, 2018, amounted to \$102,116. This surplus is due mainly to higher revenues for real estate commissions as well as lower cost of goods sold in the Grill and Dining Rooms.

Common Areas

Common Area revenue for the first 7 months was \$853,967 or about equal to forecast. Exclusive of recent road paving work, corresponding expenses at \$619,344 were about 3.3% lower than forecast.

North & South Villas and Single Family Homes

Year to date income for the South Villas, net of reserve allocations, was \$279,282, equal to forecast. Corresponding expenses of \$175,791 resulting in an interim surplus balance of \$103,591.

Similarly, year to date income, net of reserve allocations, for the North Villas was \$155,190, again equal to forecast, while corresponding expenses of \$91,616 left an interim surplus balance of \$63,574.

Revenues through July from Single family homes were \$762. Corresponding expenses were \$838 creating an interim loss of \$76.

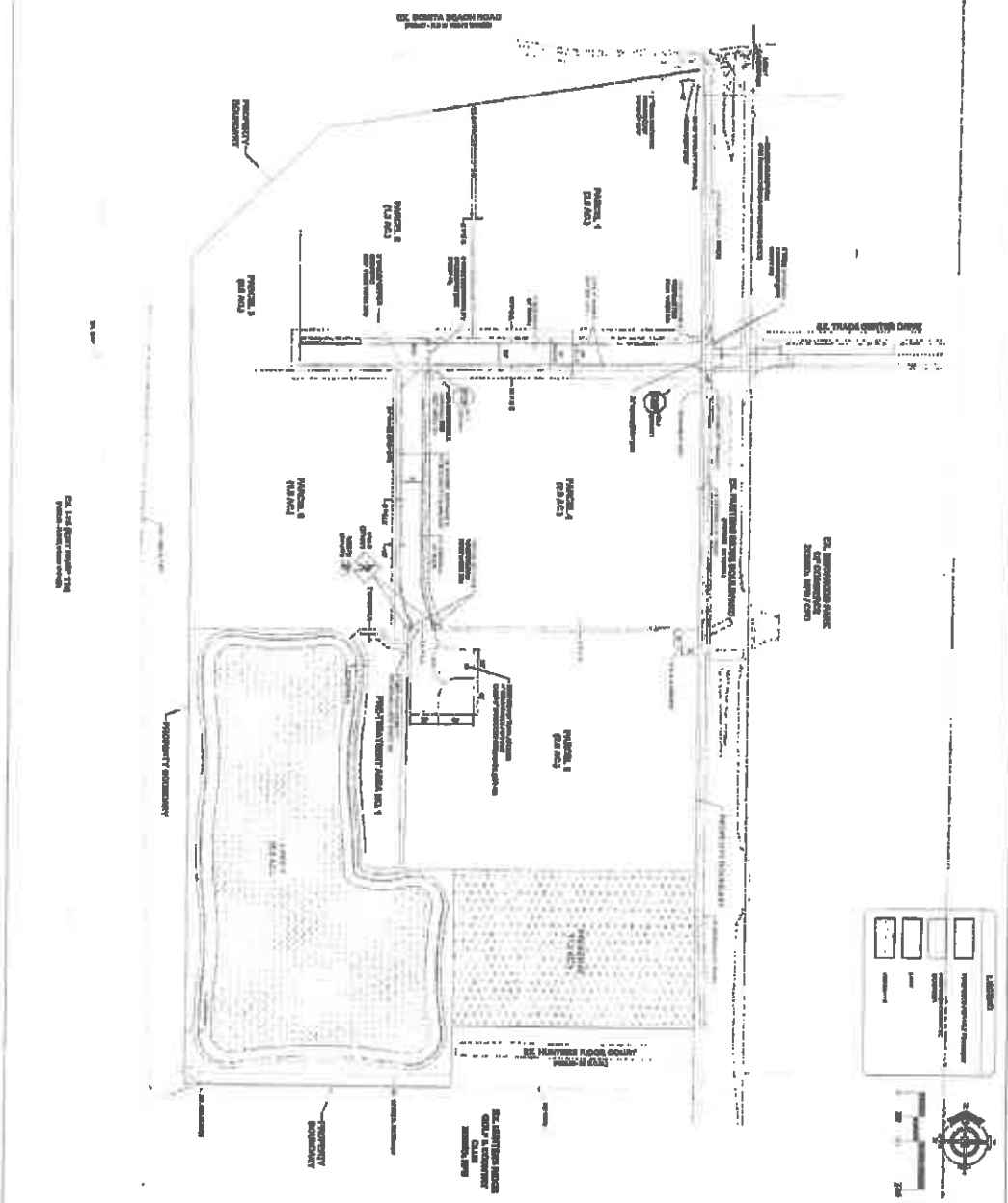
Reserve & Operating Cash Balances as of July 31, 2018*

<u>Account</u>	<u>Estimated 7/31/18 Balance</u>
South Villas Roof Replacement	231,986
South Villas Exterior	258,103
North Villas Roof Replacement	32,927
North Villas Exterior	16,600
Common Area	17,962
Golf	529,430
Treatment Plant	88,770
Villa Deductible	40,767
Clubhouse Loan (Bank United Acct)	38,640
Social Non-Golf	<u>123,858</u>
Reserve Cash Balance @ 07/31/18	\$1,379,043
Hunters Ridge Country Club	\$2,319,572
Hunters Ridge Community Association	<u>640,612</u>
Operating Cash Balance @ 07/31/18	\$2,960,184

***All revenues and expenses are unaudited**

rad, 8/27/2018

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<p>PLAN NOTES</p> <ol style="list-style-type: none"> 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE. 6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY. 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS. 8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE. 9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LIGHTING. 10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SECURITY SYSTEMS. 11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING RECORDS. 12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AS-BUILT RECORDS. 13. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SURVEY RECORDS. 14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ENGINEERING RECORDS. 15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ARCHITECTURAL RECORDS. 16. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING INTERIOR RECORDS. 17. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EXTERIOR RECORDS. 18. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING MECHANICAL RECORDS. 19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ELECTRICAL RECORDS. 20. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PLUMBING RECORDS. 21. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HVAC RECORDS. 22. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FIRE RECORDS. 23. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SAFETY RECORDS. 24. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SECURITY RECORDS. 25. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ACCESSIBILITY RECORDS. 26. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ENERGY RECORDS. 27. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SUSTAINABILITY RECORDS. 28. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING QUALITY RECORDS. 29. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING RISK RECORDS. 30. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING COMPLIANCE RECORDS. 31. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ETHICS RECORDS. 32. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING INTEGRITY RECORDS. 33. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HONESTY RECORDS. 34. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FAITH RECORDS. 35. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING COURAGE RECORDS. 36. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING KINDNESS RECORDS. 37. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PATIENCE RECORDS. 38. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HUMILITY RECORDS. 39. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING GRACE RECORDS. 40. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING MERCY RECORDS. 41. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING COMPASSION RECORDS. 42. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING GENTLENESS RECORDS. 43. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING MILDNESS RECORDS. 44. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SWEETNESS RECORDS. 45. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SOFTNESS RECORDS. 46. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING BENEVOLENCE RECORDS. 47. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HUMANITY RECORDS. 48. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CHARITABLE RECORDS. 49. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING GIVING RECORDS. 50. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING KINDNESS RECORDS. 	<p>MASTER SITE PLAN</p> <p>DATE: 08/14/18</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>APPROVED BY: [Name]</p>
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HORIZON PARK INVESTMENTS, LLC
 10000 Horizon Park Blvd, Suite 100
 Houston, TX 77036
 (281) 416-1000

HORIZON PARK SITE INFRASTRUCTURE

NUMBER OF RECORDS: 10000
 PROJECT NUMBER: 18-00000000000000000000

DeLisi Fritzsche, Inc.
 Planning - Engineering - Surveying

1000 Moody Street
 Fort Worth, TX 76104
 (817) 412-2000
 (817) 412-0000 Fax

North Carolina
 License No. 18-00000000000000000000

