



Hunters Ridge Community Association
Board of Directors Meeting
Wednesday, March 20, 2019
4:00pm – Clubhouse
Meeting Minutes

1. Dick DeCoste called the meeting to order; established a quorum of Directors; asked those present to silence their cell phones. Directors in attendance were Dick DeCoste, Fred Forbes, Keith Glover Lorri Holly, Jerry Hoover, Joanne Schoen and Don Wirsbinski.
2. Treasurer's Report thru February 2019 – Jerry Hoover. See attached. There was some discussion on the long range planning for the community as to future wants and needs and funds necessary to complete those plans. There is a full review of the long range planning schedule being done by the Finance and Long Range Planning Committee.
3. The Board held a discussion on the proposed addition of a facility/amenity fee for those who rent/lease their property. The Finance and Long Range Planning Committee is studying this issue with studies from other local communities in our area who are comparable to Hunters Ridge as to what their policies on facilities/amenities fees are.
4. General Manager Don Huprich made a proposal as to the golf course maintenance closures for the summer: Golf Course Superintendent Scott Davis and his staff are preparing for the golf course summer horticultural practices. This coming summer the golf course closures will be a little different than last year in an attempt to keep the golf course open more for our members. On June 10 thru June 17, only the front nine holes (holes 1-9) will be closed while the back nine (holes 10-18) will be open for play. Then the following week, June 17 thru June 24th, only the back nine holes (holes 10-18) will be closed while the front nine (holes 1-9) will be open for play. For the second summer golf course closure, July 29 thru August 12th, all eighteen (18) holes will be closed. And as always in the past, on all Mondays the golf course is closed. Monday closures begin on June 3rd and end on September 30th with the exception of Labor Day which is Monday, September 2nd. Also, while the golf course is closed from July 29th thru August 12th, the clubhouse and its dining facilities will also be closed for our annual maintenance projects and cleanings. The Ridge snack bar will remain open during this time. Don Wirsbinski made a motion to approved the scheduled, seconded by Joanne Schoen and approved by all Directors.
5. The meeting was adjourned with the next HRCA Board Meeting set for Wednesday, March 27th at 3:00pm in the Main Dining Room to further discuss and finalize the proposed Facilities/Amenities Fee.

Hunters Ridge Country Club
Treasurer's Report
Income Statement - February 2019

| | 2019 Mth | | | 2018 Mth | | | Budget Variance | % | Prior Yr | | 2019 YTD | | | 2018 YTD | | | Budget Variance | % | Prior Yr | | |
|--------------------------------|--|----------|-----|----------|----------|-----|-----------------|----------|----------|--------|----------|----------|--------|----------|----------|--------|-----------------|----------|----------|---------|----------|
| | Actual | Budget | Mth | Actual | Budget | Mth | | | Variance | % | Variance | % | Actual | Budget | Mth | Actual | | | Budget | Mth | Variance |
| Golf Income | | | | | | | | | | | | | | | | | | | | | |
| Guest fees & Cart Rental | 51,424 | 80,715 | | 81,814 | (29,291) | | -36.3% | (30,390) | | -37.1% | 84,406 | 137,347 | | 137,486 | (52,941) | | -38.5% | (53,080) | | -38.6% | |
| Golf dues & Trackage | 115,484 | 112,209 | | 107,024 | 3,275 | | 2.9% | 8,459 | | 7.9% | 231,402 | 224,418 | | 214,756 | 6,984 | | 3.1% | 16,646 | | 7.8% | |
| Other | 60 | - | | 60 | 60 | | 0.0% | - | | 0.0% | 8,710 | 9,000 | | 8,910 | (290) | | -3.2% | (200) | | -2.2% | |
| Total | 166,967 | 192,924 | | 188,898 | (25,957) | | -13.5% | (21,931) | | -11.6% | 324,518 | 370,765 | | 361,152 | (46,247) | | -12.5% | (36,635) | | -10.1% | |
| Golf Course Expenses | 137,180 | 143,341 | | 136,299 | (6,161) | | -4.3% | 881 | | 0.6% | 278,687 | 297,861 | | 281,047 | (19,174) | | -6.4% | (2,360) | | -0.8% | |
| Surplus (Loss), Golf | 29,787 | 49,583 | | 52,599 | (19,795) | | -39.9% | (22,812) | | -43.4% | 45,831 | 72,904 | | 80,105 | (27,073) | | -37.1% | (34,274) | | -42.8% | |
| Comments: | Higher than projected loss of outside play. | | | | | | | | | | | | | | | | | | | | |
| Restaurant Income | | | | | | | | | | | | | | | | | | | | | |
| Dining Room | 90,982 | 85,221 | | 95,199 | 5,761 | | 6.8% | (4,217) | | -4.4% | 176,005 | 168,334 | | 184,495 | 7,671 | | 4.6% | (8,490) | | -4.6% | |
| Ridge | 22,924 | 18,041 | | 15,272 | 4,883 | | 27.1% | 7,652 | | 50.1% | 38,496 | 33,224 | | 25,418 | 5,272 | | 15.9% | 13,078 | | 51.5% | |
| Total | 113,906 | 103,262 | | 110,471 | 10,644 | | 10.3% | 3,435 | | 3.1% | 214,501 | 201,558 | | 209,913 | 12,943 | | 6.4% | 4,588 | | 2.2% | |
| Restaurant Expenses | 107,449 | 105,336 | | 100,610 | 2,113 | | 2.0% | 6,839 | | 6.8% | 219,111 | 206,065 | | 194,768 | 13,046 | | 6.3% | 24,342 | | 12.5% | |
| Dining Room | 10,487 | 11,160 | | 11,092 | (673) | | -6.0% | (605) | | -5.5% | 22,185 | 20,962 | | 20,944 | 1,223 | | 5.8% | 1,241 | | 5.9% | |
| Ridge | 117,936 | 116,496 | | 111,701 | 1,439 | | 1.2% | 6,234 | | 5.6% | 241,296 | 227,027 | | 215,712 | 14,269 | | 6.3% | 25,583 | | 11.9% | |
| Total | (4,030) | (13,234) | | (1,230) | 9,205 | | -69.6% | (2,800) | | 227.6% | (26,795) | (25,469) | | (5,799) | (1,326) | | 5.2% | (20,995) | | 362.0% | |
| Comments: | Higher than projected sales offset by higher than projected food costs. | | | | | | | | | | | | | | | | | | | | |
| Social Income | | | | | | | | | | | | | | | | | | | | | |
| Social Expense | 59,958 | 53,541 | | 102,702 | 6,418 | | 12.0% | (42,744) | | -41.6% | 215,200 | 207,081 | | 253,900 | 8,119 | | 3.9% | (38,700) | | -15.2% | |
| Surplus (Loss), G & A | (64,294) | (79,406) | | (44,446) | 15,112 | | -19.0% | (19,848) | | 44.7% | (20,170) | (49,353) | | 3,957 | 29,182 | | -59.1% | (24,127) | | -609.8% | |
| Comments: | Income was impacted by the increase to \$100,000 from \$50,000 transferred to reserves. Expenses lower mainly due to recovery of a bad debt with reimbursement of legal fees. Prior year income & expenses have been adjusted to show hurricane assessment items actually in April 2018. | | | | | | | | | | | | | | | | | | | | |
| Utility Income | | | | | | | | | | | | | | | | | | | | | |
| Utility Expense | (22,403) | (22,470) | | (22,403) | 67 | | -0.3% | - | | 0.0% | 48,391 | 47,970 | | 48,391 | 421 | | 0.9% | - | | 0.0% | |
| Surplus (Loss), Sewer Plant | 17,627 | 22,958 | | 15,920 | (5,331) | | -23.2% | 1,707 | | 10.7% | 40,649 | 47,416 | | 34,227 | (6,767) | | -14.3% | 6,422 | | 18.8% | |
| Comments: | Decreases in salaries and repairs & maintenance. | | | | | | | | | | | | | | | | | | | | |
| Realty Income | | | | | | | | | | | | | | | | | | | | | |
| Realty Expense | 35,865 | 10,017 | | 10,672 | 25,848 | | 258.0% | 25,193 | | 236.1% | 43,076 | 19,779 | | 46,883 | 23,297 | | 117.8% | (3,807) | | -8.1% | |
| Surplus (Loss), Realty | 18,124 | 6,177 | | 9,298 | 11,947 | | 193.4% | 8,826 | | 94.9% | 22,100 | 13,027 | | 28,117 | 9,073 | | 69.6% | (6,017) | | -21.4% | |
| Comments: | On pace with prior year and ahead of projections. | | | | | | | | | | | | | | | | | | | | |
| Net Surplus (Loss) - CC | (60,826) | (84,645) | | (30,026) | 23,820 | | -28.1% | (30,800) | | 102.6% | 27,584 | 5,389 | | 111,192 | 22,194 | | 411.8% | (83,608) | | -75.2% | |

Year to date Common Area surplus was \$10,009 lower than budget, mainly due to chemical, fertilizer and mulch costs, while South Villas exceeded budget by \$6426 YTD and North Villas exceeded budget by \$4030 YTD, due to decreased salaries and lower repair costs.

Hunters Ridge Country Club
 Treasurer's Report
 Balance Sheet Highlights - February 2019

Hurricane Loss Assessment Fund

| | Budget | 2/28/19 Balance | Reserve Balances | 12/31/2018 Balance | 2/28/2019 Balance | % Funded |
|--|----------------|-----------------|----------------------------|--------------------|-------------------|----------|
| Income | | | | | | |
| Assessment - Golf & Charter (388 * \$1880) | 729,440 | | Social - Non Golf | 221,644 | 221,938 | 11.2% |
| Social (170 * \$1580) | 268,600 | | Golf | 539,108 | 574,479 | 20.8% |
| | 998,040 | 283,354 | Community Association | 73,432 | 101,182 | 10.5% |
| Expenses | | | Villa Insurance Deductible | 40,784 | 40,784 | 203.9% |
| Entrance/Exit Gates | 72,500 | 19,961 | Villa South | 526,297 | 544,398 | 21.1% |
| Equipment | 51,100 | (64,839) | Villa North | 80,845 | 97,045 | 6.4% |
| Fencing | 330,690 | 271,326 | Sewer Plant | 88,789 | 101,678 | 45.6% |
| Landscape Replacement | 117,500 | (23,577) | Total | 1,570,898 | 1,681,504 | 16.7% |
| Parking Lots | 15,000 | 9,514 | | | | |
| Perimeter Repairs & Replacement | 197,000 | 195 | | | | |
| Roofing | 117,750 | 50,960 | | | | |
| Sewer Plant | 10,000 | 5,050 | | | | |
| Tennis & Pickleball Courts | 86,500 | 14,766 | | | | |
| Total | 998,040 | 283,354 | | | | |

2019 Projects per Reserve Schedule

| | Estimate | Status | Actual |
|-------------------------------------|----------------|-------------|--------|
| Social Non-golf | | | |
| Activity Center Roof | 100,000 | Pending | |
| Activity Center Painting | 8,000 | Pending | |
| Activity Center Pool Tables, Chairs | 25,000 | Pending | |
| Golf | | | |
| Community Association | 8,000 | Pending | |
| Sewer Plant | 35,000 | Pending | |
| | 30,000 | Pending | |
| South Villa | 4,000 | Pending | |
| North Villa | 200,000 | Pending | |
| | 60,000 | Pending | |
| Sub - Total | 470,000 | | |
| Other Projects | | | |
| Pickleball Courts | 80,000 | In Progress | |
| Total | 550,000 | | |