

**Hunters Ridge Community Association
Board of Directors Meeting
Monday, February 9, 2009
4:00pm – Clubhouse Main Dining Room**

1. CALL TO ORDER AND ESTABLISH BOARD QUORUM

- a. Meeting was called to order by Sandi Morgan, Board President.
- b. Fred Forbes, Secretary confirmed a quorum of Directors was present. Those Directors in attendance were Sandi Morgan President, Tom Padgett Vice President, Harold King Treasurer, Fred Forbes Secretary, Donald Wirsbinski, Joseph Gormley, and David Miller.

2. APPROVAL OF JANUARY 21st, 2009 BOARD MEETING MINUTES

- a. Motion to accept January 21st, 2009 Board Meeting Minutes was made by Tom Padgett, Vice President and seconded by Don Wirsbinski. Motion passed unanimously.

3. GENERAL MANAGER'S REPORT – Don Huprich

- a. **Status Of Bar Code Security System For Front and Back Gates** was presented by Chris Durfey, Administration. Chris first began by explaining why we were looking to upgrade our system. The company that services our existing security gates is no longer able to get the hand-held transmitters that we currently use. They would have to order a minimum of 30,000 and since we have a system that they no longer sell, they will not order any more. Hunters Ridge members and new residents have not been able to purchase a transmitter for approximately six months. Chris Durfey indicated most of the gated communities were using bar code readers or some type of scanner system because it provides a much better level of security and control. Advantages of the bar code system are as follows:

1. The cost of issuing new decals every year would be eliminated.
2. Bar codes can be terminated when members are suspended or move out of Hunters Ridge, renters as their leases were up, guests, employees that are no longer with us, etc.
3. Contractors frequently doing work in Hunters Ridge could be issued a bar code which will be canceled when their project is completed. Also, their times of entry can be controlled by only allowing access at certain times and days.
4. Each barcode assigned is unique and information can be accessed in real time as to who is coming in and out of the property.
5. System can be upgraded quite easily to control access to the pool area, the Activity Center and the work-out room during times when an attendant is not on duty. Also, a security camera could easily be added to the back gate if necessary.

Cost for the base system would be less than \$18,000 with each barcode costing approximately \$4.00. Installation time being 6 to 8 weeks from signing contract. Chris Durfey said she had been working with Hal Pearlman, Hunters Ridge resident who is in this type of business, which has resulted in a very significant cost savings and better specifications on what we need and don't need. Individual barcodes for cars were originally going to cost \$10.00 and Mr. Perlman's knowledge of this business has reduced our cost to \$4.00/bar code. As we expand our system, a smaller keychain type barcode could be used by residents riding bikes, golf carts or walking outside of our security fence to gain access through the rear gate. Currently Hunters Ridge expends about \$2,000/year issuing the yearly windshield decals. Converting to a bar code system should pay for itself in ten years. The bar code system would be covered by a one year warranty on parts and labor. Keith Glover and Cecil Williams, both Hunters Ridge residents, have also been conferring with Chris Durfey on the option of running our existing system along with a similar system that uses a different type of transmitter. That way, those who already have transmitters wouldn't have to buy a new one, and we would have new transmitters for the new system as resident's who need them move into Hunters Ridge. They also indicated they may be able to find a company that can take our old transmitter and copy the

code into a new transmitter and make it work. They pointed out that due to the troubling economic times, either of the two options they proposed would be more cost effective for the club. They acknowledged that keeping the same type of system would not improve our level of security, but that it has worked fine for our members for years.

- b. **Security** has been increased to high alert by Don Huprich, General Manager due to high unemployment in the area, recent crime hit in other local communities and the current economic condition of our country. Mr. Huprich indicated everyone should be vigilant due to the current situation.
- c. **Secure Area of Website** was reported on by Chris Durfey, Administration. There is a secure area of the Hunters Ridge website which requires a member to login using an ID and PASSWORD. Financial statements, membership directory and confidential information can only be accessed by using the member ID and PASSWORD to login to this secure section of the website. One ID and one PASSWORD have been set up for everyone to use. The ID is *huntersridge* and the PASSWORD is *member*. If any member has any questions regarding how to use or access the secure portion of our website call Chris Durfey or send her an email and she will give you more details.
- d. **Status of Comcast Channel 95 Reception Issues** was reported on by Chris Durfey, Administration. Comcast informed us in November that they would be switching the Community Channel from channel 96 to 95. Some residents have reported poor reception on Channel 95. Comcast made service calls to approximately one hundred Hunters Ridge residences as of last Friday. Please report to Chris Durfey at 992-4900 or email her with any difficulties with getting good reception on Channel 95. She will notify Comcast to get those residents scheduled for a service call.
- e. **Status of Additional Street Lighting** was reported by Don Huprich, General Manager. Mr. Huprich has been working with FPL to get additional street lighting installed at the following locations: Intersection of Fox Ridge Drive and Alfred Moore Court, intersection of Fox Ridge Drive and L. Burton Fletcher Court, and the intersection of Fox Ridge Drive and Hiram Street.

4. **BANK RESOLUTIONS – Harold King, Treasurer**

- a. Harold King, Treasurer, discussed the new FDIC insurance of accounts rule and the need to facilitate our means of insuring our various deposit accounts and certificates of deposit. He also asked that we provide our banks excerpts from our previous annual and board meetings to identify our new officers. On motion by Harold King, seconded by Tom Padgett, and passed unanimously, the following resolution was adopted:

RESOLVED, That each of the following, Orion Bank, Colonial Bank, Wachovia Bank, and BB&T Bank be designated as a depository bank for Hunters Ridge Community Association, dba Hunters Ridge Golf and Country Club, and further;

That the officers of the association are authorized to sign those documents as required by the bank to establish the account and to provide for the deposit and withdrawal of funds.

The above motion was passed unanimously without discussion.

5. **SELECTIVE RECIPROCAL PLAY ON GOLF COURSE – Fred Forbes, Secretary**

- a. Fred Forbes indicated several weeks ago he had made known to several other Board members that it appeared our Selective Reciprocal Play was not producing much play which translates to loss of income. He further reminded the Board that at the Annual Meeting the members were told we are only going to partly fund the recommended golf course reserve by \$40,000 which would be what is earned from Selective Reciprocal Play. He also made known his observations to Don Huprich. Tom Padgett, Vice president asked Mr. Huprich, General Manager how much income in January was received from Selective Reciprocal Play. Mr. Huprich reported approximately \$3,000 was generated by that type of play in the month of January. He further indicated the newspapers were

full of advertisements from high end golf courses now accepting outside play and interim memberships and just last week there was a major article in our local paper stating local golf clubs are having a tough economic time. Donald Wirsbinski, Director and Golf Committee Board representative indicated that was way low and we needed to do something about this. Harold King, Treasurer said we need to let the pro shop get us more play to prevent the short fall in golf reserve income. Sandi Morgan, President said she continually hears our pro shop turning down people calling to book a tee time. She further said we need to relax our requirements and let Don Huprich, General Manager and the staff of the pro shop get more play. Joe Gormley asked if we relaxed the requirements to allow outside play how many Tee times are we going to allow outside play. He further said calling the program Selective Reciprocal Play should be changed. By consensus it was agreed to simply call the program Outside Play. Mr. Huprich, General Manager indicated limit total tee times to 8 tee times preferably at any time, but system would be setup to give our members priority over outside players. Mr. Forbes said he was personally opposed to outside play, but he had an obligation to those golfing members who could not afford higher dues or an assessment to support going to some sort of limited outside play, especially during this severe dip in our economy.

- b. A motion was made by Joe Gormley, Director and seconded by Tom Padgett, Vice President to change the Selective Reciprocal Play Program to Outside Play. To also give the pro shop discretion to take tee times from individuals directly, and at any time of the day that does not interfere with member play. The number of tee times will remain at 8. Motion passed by 6 Directors voting in favor with David Miller abstaining because he is a Social Member.

6. UPDATE ON COMMITTEES

- a. The attached sheet, "MEMBER VOLUNTEERS FOR COMMITTEE ASSIGNMENTS" contains a listing of all residents who notified the Board they either wanted to continue to serve on a committee or that they would like to serve on a particular committee. The consensus of the Board was by the next Board meeting each Board representative would be able to report to the Board as to who would chair the committee they are representing, the names of all committee members, and hopefully what the main goals were for the particular committee for 2009.
- b. Attached to these Board Minutes is an outline of Hunters Ridge Committees which contains an outline of the duties/responsibilities of our committees. The Board passed a motion made by Tom Padgett, Vice President and seconded by Harold King, Treasurer reaffirming the contents of this outline, but indicated this was a "work in progress" which can be changed by the Board as circumstances require. Motion passed unanimously without further discussion.

7. OLD BUSINESS – NONE

8. NEW BUSINESS

- a. Don Huprich, General Manager brought up a reminder to all villa owners regarding the need to check their interior or "condo interior" insurance. State Farm Insurance has given Hunters Ridge notice that they will no longer be insuring homeowners or providing insurance for the interiors of our villas. Mr. Huprich, General Manager said we are working with Brown and Brown Insurance Company to see if they can recommend another insurance company who can provide insurance for the villas interior, but each owner of a villa is urged to get their own insurance quotes.

9. NEXT BOARD MEETING – Sandi Morgan, President

- a. March 16th, 2009, Monday at 4:00 PM Clubhouse Main Dining Room
- b. April 22nd, 2009, Wednesday at 4:00 PM Clubhouse Main Dining Room

10. ADJOURNMENT

- a. Motion made by Sandi Morgan, President and seconded by Harold King, Treasurer to adjourn. Motion passed unanimously without discussion.

Respectfully submitted,

Fred Forbes, Board Secretary