

MINUTES
HUNTERS RIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, FEBRUARY 26, 2007

The meeting was called to order at 4:00 PM by board president, Mr. Earl Pogue.

The President requested affirmation that we had a quorum and the secretary affirmed that we did and that the meeting was properly called.

The 2007 board members in attendance were:

President	-Earl Pogue
1 st Vice President	- Tom Padgett
2 nd Vice President	- Sandra Morgan
Treasurer	- Harold King
Secretary	- David Foster

The first order of business was the approval of the minutes for the board meeting of February 8, 2007. The minutes were approved.

The first item on the agenda was the "south villa new roof project" and the committee's recommendation to accelerate the completion schedule and increase the quarterly payments from \$1458.00 per quarter, over three years, to \$4374.00 per quarter for April, July and October of 2007. Earl Pogue requested Gordon Patterson to give a detailed report on the reasons for this recommendation. Gordon Patterson presented his report, also answering questions, and a motion was made to accelerate the scheduled as recommended. The motion was seconded and unanimously approved.

The next item the board to address was the establishment of standing committees. Mr. Pogue requested Tom Padgett to execute this task. Mr. Padgett stated that there were four committees which had to be staffed and approved by the board. He then elaborated on the committees and the recommended committee members. The recommendations are as follows;

House Committee

Board Liaison	- Harold King
Committee Chair	- Sabra Cicilline
Members	- Richard Ryan
	- Robertt Griffith
	- Richard Anderson
	- Donald Redford

Membership Committee

Board Liaison	- Thomas Padgett
Committee Chair	- Jerry Rexoat
Members	- Robert Meshew
	- Marie Morin

Finance & LRP Committee

Board Liaison - Sandra Morgan
Committee Chair - none selected this date

Members - James Zimmer
- Edward Galm
- William Jenson

Architectural Review Committee

Board Liaison - Thomas Padgett
Committee Chair - Peter Kirk

Members - Donald Redford
- Robert Esp

Tom Padgett then made a motion to have these committee members approved by the board. The motion was seconded and approved as stated.

The next item of business was the Architectural Review Boards recommendation regarding the color of the house located at 28100 Alfred Moore Court. A motion was made to accept the current colors, with trim modifications, as recommended. The motion was seconded and passed by the board.

The next item on the agenda was Bonita Grande Drive which we mutually own with our neighbors. The City of Bonita Springs is annexing Bonita Grande Drive, paying one-half of the paving cost (\$240,000), the other half being shared four ways (HRCAs, Quail West, Worthington, and the developer of the shopping center). Each group will be responsible for approximately \$30,000. The City of Bonita Springs will assume all the liability and all future maintenance costs. A motion was made to participate in the project at an estimated expenditure of \$30,000. The motion was seconded and approved. (Reference attached letter)

The General Manager then gave his report to the board.

There was no old business to discuss

Under new business the issue of sales tax on member dues came up and it was reported by the GM that, if our current sources can not be contacted or answer the question, the Association's attorney will be contacted.

The next meeting date was set for March 26, 2007 at 4:00PM in the Activity Center.

The meeting was adjourned at 5:00PM

David Foster, Secretary