

**Hunters Ridge Community Association  
Board of Directors Meeting  
Friday, July 8, 2008  
4:00pm Activity Center**

Meeting was called to order by Sandi Morgan, quorum was established. Board members present were: Sandi Morgan, Harold King and Dave Miller. Absent: Frank Schmitt and Tom Padgett.

Approval of May 9, 2008 Board of Director's Meeting was postponed until the next Board meeting.

Treasurer's Report - Mr. King updated the board on the progress in obtaining a bank commitment for emergency funds. Discussions were held with, and presentations made by Wachovia, Colonial, BB&T, and Orion. No bank required a mortgage of any real property, but each bank required a right of assessment of the members to cover a 12 month repayment schedule. We reiterated the Board's position that any borrowing for emergency purposes would be backed by a special meeting to establish an assessment of the members to meet the emergency funding. All banks would require the major part of our banking business.

Up front costs and interest rates for each bank were compared. One bank, Orion, in addition to a line of credit and the required up front fees, proposed a commitment to lend us emergency funds if needed in the future rather than establish a line of credit at this time. Loan fees would not be charged for the commitment but charged only if and when we exercised the commitment and charges would be based only on the amount drawn. The loan structure will have no liens on individual units, no liens on association buildings or grounds, no personal guarantees required of board members, no prepayment penalties, and simple interest on daily outstanding loan balance. Their loan fees were equal to the lowest of the other banks. Their interest rate was a half percent higher but with a choice at the time the loan is exercised to choose prime at a fixed rate or prime at a flexible rate. Orion also demonstrated more experience in working with condominiums and associations in this type of business. A commitment for \$200,000 will give us a degree of security for emergency needs, but as our reserves build, we may never need to draw the funds and we forego any loan charges.

Following discussion by the board;

On motion by Harold King, seconded by Sandra Morgan, and passed unanimously, the following resolution was adopted:

*Resolved that we approve Orion Bank as the lender for a \$200,000 advancing line of credit; that the loan would be used as an emergency source of funds in case of a hurricane or other natural disaster; that the line of credit of \$200,000 will be for a term of 12 months with a repayment schedule of interest only payments monthly and principal due at maturity; that a special assessment to the owners will be collected to secure the necessary funds for repayment; And further, that any two of the following board members will have the authority to sign documents on behalf of Hunters Ridge Community Association: President Thomas Padgett, Vice-president Sandra Morgan, Secretary David Miller, Treasurer Harold King;*

*And further that when the need arises to draw the funds from the line of credit, any two of the following board members will have the authority to request an advance from the line of credit: President Thomas Padgett, Vice-president Sandra Morgan, Secretary David Miller, Treasurer Harold King; And further that this vote and approval is in accordance with the Articles of Incorporation and By-laws for Hunters Ridge Community Association, Inc.*

On motion by Harold King, seconded by David Miller, the following resolution was passed unanimously:

*Resolved that the payroll checking account currently with Wachovia Bank be moved to Colonial Bank and that any one of the following is authorized as signatory to the account: President Thomas Padgett, Vice-president Sandra Morgan, Treasurer Harold King, Secretary David Miller, General Manager Donald Huprich, Controller Gloria Wolner.*

On motion by Harold King, seconded by David Miller, the following resolution was passed unanimously:

*Resolved that all funds other than the payroll account currently held by Wachovia Bank be moved to Orion Bank and that any one of the following is authorized as signatory to the account: President Thomas Padgett, Vice-president Sandra Morgan, Treasurer Harold King, Secretary David Miller, General Manager Donald Huprich, Controller Gloria Wolner.*

Mr. Ed Galm of the Finance and Long Range Planning Committee reported that they met with our accountants on two occasions. The audit report is in progress and they are far enough along to determine that there are no irregularities and all cash, accounts receivable and accounts payable are in good order. They have also recommended several adjustments to better conform to new state regulations on accounting practices. The net effect of these recommendations will be to slightly increase our surplus for 2007 and place us in a better financial condition. Our CPA's have stated that for an 18 month old Country Club, we are in excellent condition and overall, we are in better shape than most country clubs in southwest Florida. The completed audit report will be ready in two to three weeks.

General Manager's Report was given by Don Huprich. The results of the 2008 Annual Survey will be mailed to all members. Over 300 surveys were returned which was a 20% increase over last year. A proposed Board of Director's election format was discussed. See attached. The Activity Center swimming pool resurfacing project was delayed due to the permitting process. It is scheduled to begin as soon as these permits are in place. The new driving range synthetic turf will be installed the week of September 22<sup>nd</sup>. Painting of the Clubhouse Main Dining Room is in progress and should be completed by September 1<sup>st</sup>. The painting is being done by Hunters Ridge staff. The new croquet court parking area is now complete. FPL will have the street lights on Rose Myrtle Lane completed no later than July 18<sup>th</sup>.

No new business was brought for discussion.

Adjournment.

Respectfully submitted, David Miller, Secretary