

**Hunters Ridge Community Association  
Board of Directors Meeting**

Tuesday, October 28, 2008 and

Monday, November 3, 2008

4:00pm Clubhouse Main Dining Room

Tuesday meeting continued to Monday to finish all items on agenda.

- I. Meeting called to order at 4:00pm. Quorum was established with all Directors being present. Tom Padgett, President; Sandi Morgan, Vice President; Harold King, Treasurer; David Miller, Secretary; Frank Schmitt.
- II. Approved minutes of July 8, 2008 Board of Directors Meeting.
- III. HRCA 2007 Audit Report by John Stroemer, CPA. Report included:
  - a. Sales tax refund update: State has 2007 sales tax funds but funds will be returned to Hunters Ridge Members for taxes paid on Social dues within the next ninety (90) days. Our liquidity is very good and the Board is doing very good and being conservative with monies as stated by Mr. Stroemer. Two previous years, (2005 & 2006), will not be refunded. For the future, no sales tax will be charged on Social Dues but they will be charged on golf dues.
- IV. Status of delinquencies and foreclosures in Hunters Ridge by Chris Davies, Attorney.
  - a. Assessed Hunters Ridge Community that Board of Directors are actively collecting/trying to collect bad debt by resident owners. Reminder that bank is always in first order/place in collecting bad debt. Assured residents that he, General Manager Don Huprich and Board of Directors were doing all in their power to collect bad debts. Mr. Davies reminds community when he gets involved in collections the order of monies is as follows: Lawyer collects his fees first, then court costs, then Hunters Ridge. As of 10/28/08 there are 29 Hunters Ridge cases in litigation. Mr. Davies reminded all the community that financial arrangements can be made through himself or through Don Huprich. (attachment enclosed)
- V. Selective Reciprocal play on Hunters Ridge Golf Course:
  - a. 82% of golf members who returned their survey over the summer approved outside play (SRP). SRP (Selective Golf Play) was changed and voted from January through April 2009 to November 15, 2008 through April 2009. Amend motion to start November 2008 – second voted to accept motion and amend 3-1 with objection by Frank Schmitt. SRP will be a one year trial period and then re-visited at another time. It was also mentioned that there is currently no limit on Member Guest Play.
  - b. Finance Committee: Report enclosed

- VI. General Manager's Employment Contract: One year left on existing contract – no wage increase for final year of contract. Hunters Ridge Board voted 5-0 to give Don Huprich a two year extension on his employment contract. (motion carried yes 5-0)
- VII. Meeting continued until Monday, November 3, 2008 to finish agenda.
- VIII. Membership Committee report by Ben Butler. (report included)  
Discussed who handles poor/bad/inappropriate behavior at the club. Motion passed 5-0 to let Don Huprich, General Manager, handle all discipline issues related to Hunters Ridge Community. (report enclosed)
- IX. Treasurers Report – Harold King, HRCA Treasurer, “Community looks good” stated by Mr. King – report not enclosed.
- X. Financial/Future Reserves Update – Ed Galm, Chairperson of Finance and Long Range Planning Committee. (report enclosed)
- XI. Report of Rob Harpster – Selective Reciprocal Play (SRP) funds go to Hunters Ridge golf reserves. Also, Hunters Ridge ads in phone book as “semi-private play” will either be corrected to show “private” club status or will be removed completely.
- XII. Walking path along Hunters Ridge Blvd. north of water fountain. Safety issue: motion passed 5-0 to construct new walking path (concrete). Three bids were received by General Manager. Also discussed speed bumps for Hunters Ridge Blvd., and General Manager will look at bids and costs. No bikers or golf carts are permitted on the new concrete walk path.
- XIII. New election procedures for future Board of Directors election. Don Huprich and Mr. Gormley explained new voting procedure. (report enclosed).
- XIV. External Affairs – Fred Forbes, Chairman, general report on Bonita Beach Road project. 6.3 million given to Bonita Interchange from 9.3 million. Next External Affairs meeting is November 12<sup>th</sup> in San Remo. More gated communities willing to join existing group.
- XV. Next meeting: Date will be announced at a later time.
- XVI. Adjournment

Submitted by Dave Miller, HRCA Secretary