

**Hunters Ridge Community Association
Board of Directors Meeting
Monday, November 16, 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, David Miller, Donald Wirsbinski and Ben Butler.
- 2. APPROVAL OF October 21st, 2009 BOARD MEETING MINUTES**

Motion to accept October 21st, 2009 Board Meeting Minutes was made by Ben Butler and seconded by Donald Wirsbinski. Motion passed unanimously.
- 3. TREASURER'S REPORT – HAROLD KING, TREASURER**
 - A. Treasurer Harold King provided copies for the Board members of the Consolidated Statement of Condition as of October 31, 2009, a copy of which is attached and made a part of these minutes. He stated that a detailed line item report of income and expenses would be on file in the office and available to members for review.
 - B. He made further comments on Club operations noting that each operating division, golf, food and beverage, and general and administrative were showing positive variances to budget and projected a cash operating surplus at year end close to \$400,000. Recommendations from the Finance and Budget Committee for reserve allocations will have an effect on the final operating surplus.
 - C. The matter of insurance of accounts was discussed, and it was noted that all operating and reserve accounts were fully insured as of October 31, 2009, by the FDIC. Current insurance of accounts regulations allowing certain classification of accounts to be insured without a limit is scheduled to expire mid 2010. We are currently exploring other means to keep our accounts insured.
 - D. A preliminary budget for 2010 will be mailed to all members in the next week, and the Finance and Budget Committee will be able to review it prior to the December board meeting.
- 4. GENERAL MANAGER'S REPORT – Don Huprich, General Manager**
 - A. Don Huprich passed out to all Board Members copies of the Procedures, Notice to Members of Annual Meeting and Election of 2010 Board of Directors, as well as procedures to be used by the Election Committee. Joanne Schoen-Wood, Vice Chairperson of the Elections Committee made a presentation on the revisions to the Proxy and Absentee Ballot forms. In addition, she reported the number of ballot counting teams has been increased to improve the speed of counting the ballots cast. Don Huprich reported he and Joanne Schoen-Wood, Vice Chairperson and Barry Pickell, Chairman of Election Committee had worked cooperatively to revise the Election Forms.
 - B. 2010 Proposed Operating Budget
 - i. Mr. Huprich passed out to the Board Members a copy of the Proposed 2010 Operating Budget. He indicated by November 21, 2009 the proposed budget, notice of the 2010 Annual Meeting and Board of Directors election would be mailed out to our members.
 - ii. Mr. Huprich further pointed out that the Board would be able to review the proposed budget at the December 16, 2009 Board Meeting prior to approval

- and adoption of the budget. Members and the Board Members would be able to ask questions about the proposed budget at the December meeting.
- iii. Mr. Huprich went through the costs to our members which are as follows: social dues will remain at the current level, club food and beverage minimum will remain at the 2009 level, golf membership will remain at the 2009 level and trackage fees will remain at the 2009 level. Don Huprich reported all dues, club minimums and trackage fees will have remained the same for 5 years after this proposed 2010 budget is adopted by the Board.
 - iv. Don Huprich reported the members will be asked to vote on the proposed reserve allocations at the Annual meeting. He pointed out that both he, Harold King, Treasurer and the Long Range Planning and Finance Committee is very concerned on the under funding of the golf course reserve. He pointed out by our By Laws all Charter Members whether electing to be a golfing member or social member are liable for any and all golf course assessments.
 - v. Mr. Huprich closed by complimenting all those who worked with him on developing the proposed 2010 Operating Budget and said we are blessed to have such hard working members, committee members and staff.
- C. St. Matthew's House Benefit December 6, 2009
- i. Hunters Ridge would like to raise approximately \$10,000 to donate to St. Matthew's House. This charitable organization has been adversely affected by the downturn in the economy. St. Matthew's House made significant helping contributions to many of our staff who were adversely affected by the flooding during the summer of 2008.
 - ii. Don Huprich is running in a 26 mile run on the West Coast the morning of December 6th. We are asking members to contribute \$1.00/mile for every mile of the run he completes. St. Matthews House has said \$26.00 will feed three families a turkey or ham dinner for Thanksgiving or Christmas. Some members are challenging him to beat his best 26 mile run time and if he does they will double or triple their pledge.
 - iii. The St. Matthews House Golf Outing will be held on December 6th with a social following the golf event. All members including social members are encouraged to participate in this event.
- 5. NOMINATING COMMITTEE – Tom Padgett, Vice President**
Tom Padgett, Chairman Nominating Committee reported that anyone wishing to run for the 2010 Board must submit their resume to Chris Durfey by end of business day December 4th. Chris Durfey will forward all resumes to him and the committee immediately. Mr. Padgett also indicated all seven members of the Board intend to seek election to the 2010 Board.
- 6. NEXT BOARD MEETING – Sandi Morgan, President**
December 16th, 2009 on Wednesday at 4:00 PM in the Clubhouse Main Dining Room.
- 7. ADJOURNMENT**
Motion made by Tom Padgett, Vice President and seconded by Fred Forbes, Secretary to adjourn. Motion passed unanimously without discussion.

Respectfully submitted,
Fred Forbes, Board Secretary