

**Hunters Ridge Community Association
Board of Directors Meeting
Wednesday, October 21, 2009
4:00pm –Activities Center Multi Purpose Room**

1. Call Meeting 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 and Ben Butler. Donald Wirsbinski was absent due to a medical problem. Fred Forbes attended the meeting telephonically.

2. Approve Minutes of September 16th, 2009 Board of Directors Meeting

Motion to accept the September 16, 2009 Board Meeting Minutes was made by Tom Padgett, Vice President and seconded by Harold King, Treasurer. Motion passed unanimously.

3. Treasurer's Report – Harold King, Treasurer

Treasurer, Harold King, provided copies for the Board members of a consolidated Statement of Condition as of September 30, 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. 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 in excess of \$300,000. The matter of insurance of accounts was discussed, and it was noted that all operating and reserve accounts were fully insured as of September 30, 2009, by the FDIC.

4. General Manager's Report – Don Huprich, General Manager

- a. Mr. Huprich, General Manager, stated all of Hunters Ridge, himself and the Board owed Harold King, Treasurer and Ed Galm, chairman of the Long Range Planning and Finance Committee a debt of gratitude for all of the countless hours they expend on all of our behalf's developing the operating budget and developing strategies to best protect the interests of our members.
- b. Mr. Huprich indicated that he is already working closely with Gloria, Mr. King and Mr. Galm on the upcoming 2010 Operating Budget. He reported he, as well as Mr. King and Mr. Galm, would work very hard to develop an operating budget which would hold the line on increasing fees, club minimum, trackage fees, social membership and golf membership fees.
- c. Mr. Huprich reported without exception every department head and middle management staff has bent over backwards to not exceed the budget set for their area of responsibility. He further stated all of the members of our staff have made suggestions as to how to reduce expenditures. Due to the hard work of our key staff members, Mr. Huprich projected a surplus this year of more than \$300,000. He recommended

whenever a member sees a member of our management staff and the staff of the clubhouse that we thank them for all their hard work.

5. Board Member Appointment to Building and Grounds Committee

Sandi Morgan reported she had been acting as the Board liaison to the Building and Grounds Committee. She recommended Ben Butler be designated as the Board liaison to the Building and Grounds Committee. Fred Forbes made a motion to appoint Ben Butler as Board liaison to the Building and Grounds Committee and Tom Padgett seconded the motion. Motion passed unanimously.

6. Appointment of Nominating Committee – Sandi Morgan, President

- a. Sandi Morgan recommended that we stay consistent in appointing the Board Vice-President as chairperson of the Nominating Committee and that Tom Padgett be the Board Member designated to be the Chairperson of the Nominating Committee. Harold King made a motion to name Tom Padgett as Chairman of the Nominating Committee and Ben Butler seconded the motion. Motion passed unanimously.
- b. Tom Padgett, Chairman of Nominating Committee requested that the Board approve both Grace Wilson and Alex Lipski as members of the Nominating Committee. Tom Padgett made a motion and Dave Miller seconded the motion to appoint Grace Wilson and Alex Lipski as the members of this year's Nominating Committee. Motion passed unanimously.

7. Appointment of Election Committee Chairperson and New Members – Sandi Morgan, President

Sandi Morgan recommended that Barry Pickell be named the chairperson of the Election Committee. The Election Committee reports directly to the President of the Board of Directors. Sandi Morgan also recommended that in addition to Joanne Wood, current member of the Election Committee, that both Dolores Sykes and Chris Pogue be named as additional members. A motion was made by Tom Padgett and seconded by Dave Miller naming Barry Pickell as chairman, reappointing Joanne Wood as a member and appointing Dolores Sykes and Chris Pogue as new members to this year's Election Committee. Motion passed unanimously.

8. Next Meeting Date – Sandi Morgan, President

The next meeting date will be Monday, November 16th, 2009 in the Clubhouse, Main Dining Room at 4:00pm.

9. Adjournment

Motion made by Harold King and seconded by Tom Padgett to adjourn this Board Meeting. Motion passed unanimously.

Respectfully submitted,

Fred Forbes, Board Secretary