

Hunter's Lake HOA Meeting

12017 Hunters Lake Drive

September 8th, 2023

Start: 7:10^{PM} Close: 8:32^{PM}

On Friday, September 8th 2023, the Hunter's Lake HOA Board of Directors held a meeting for all home-owners. HOA Treasurer Ray Goldbach hosted the meeting in his home. HOA President Mark Doyon opened the meeting at 7:10^{PM}, and the following individuals were in attendance:

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|---------------------|----------------------------|
| 1. Ray Goldbach | 2. Mark Doyon |
| 3. McKenzie Correll | 4. Danette Martin |
| 5. Kevin Burke | 6. Paul Griffin |
| 7. Cheryl Finnegan | 8. Amanda Givens-Mahoney |
| 9. Mike Mahoney | 10. Sylvia Thornton |
| 11. Jimmi Seaman | 12. Mia Fritz |
| 13. John Gorman | 14. Michael "Beau" Brienza |
| 15. Nicola Koess | 16. Traci Ziegler |
| 17. Deb Devito | |

Old Business:

- Treasurer Ray announced several homeowners are being referred to collections for past due payments.
- Damage and repair to front entry wall:
 - Clerical error on the police report, officer incorrectly recorded vehicle information. The case has since been closed so the State Police are unable to perform further investigation.
 - Alleged driver of the vehicle is uninsured has a criminal record, vehicle is also uninsured.
 - To pursue driver of the vehicle for cost of damages and repair has resulted in attorney costs over \$800. Continued legal pursuit will incur further attorney fees and has low likelihood of ROI.
 - Stucco Institute referred highly recommended professional for initial repair of wall. HOA now looking into painting wall. Please contact Treasurer Ray Goldbach for more information regarding current project estimates being considered for the painting project.

New Business:

- Board Resignations:
 - President Mark Doyon resigning effective on 9/15/2023
 - Vice President Ro Anderson resigning effective once a new Vice President is elected
 - Treasurer Ray Goldbach resigning effective once a new Treasurer is elected
 - Board Member Paul Griffin resigned effective 9/7/2023

- New Board Members will need to be elected and a follow up meeting must be hosted to vote on the new HOA Board.
- Open Discussion:
 - Homeowner Nicola Koess volunteered to help with HOA social media. She will use Social Media to inquire with the community for more estimates on services for the front entry painting. Treasurer Ray gave a 10 day timeline to collect alternative estimates for painting project.
 - Homeowner Michael Brienza expressed concern about child safety for the bus stop located at the front entry, suggested the HOA consider looking into requesting light installation and providing a bench for middle school and high school students from the neighborhood who are waiting for the bus during pre-dawn hours. This would also resolve trampling of the foliage in the front entry flower beds.
 - Questions were raised about the effectiveness of the recent storm drainage and retention ponds. Storm drainage has shown it is effective and now meets code compliance.
- Follow Up Action
 - Schedule next meeting to elect new HOA Board Members (President, Treasurer and General Board Members).
 - Compare all solutions and estimates for the front entry painting.

Mark thanked all for attending. The meeting closed at 8:32^{PM}.