



January 17, 2023

Board Meeting – via Zoom

Board Members Present: Jamie, Bill, John, Mark and Seth

Management Present: Melanie Lawrence from Compass Management

Homeowners Present: **** Gander Ln

Call to order at 6:02 pm

Homeowner Input:

1. Discussion regarding non-compliant playhouse

Approval of the Agenda – Motion: John, 2nd: Bill – Motion carries

Approval of the Oct 10, 2022, Minutes – Motion: Bill, 2nd: Jamie – Motion carries

****** Gander Ln – ARC Non-Compliance:** The Board resolved that the owner needs to submit an ARC application showing specifically how they intend on bringing the playhouse into compliance with the Rules and Regulations. Must be completed by May 1, 2023. Daily fines will cease to accrue as of January 17, 2023, and any consideration of reversing the fees will not be discussed until compliance is reached.

Rules & Regulations Update: Updates rules will go into effect March 1, and be sent out to all owners by February 1, 2023. Motion: Jamie; 2nd: John – Motion carries unopposed

Director Positions: Motion: Jamie; 2nd: John – Motion carries unopposed

President: Jamie

VP: Bill

Secretary: Mark

Treasurer: John

Member at Large: Seth

Management Contract Renewal: Terms remain the same, except an increase from \$1,000 to \$2,000 for expenditure allowance without board approval, and monthly fee increase to \$2,000.

In-favor: 4

Opposed: 1

Financial:

Account Balances: Total cash on hand as of December 31st, 2022: \$218,301.92

Accounts Receivable: \$5,133.73 – No action required at this time.

2023-24 Budget: Increase to \$350/year to cover expenses. Motion: Jamie; 2nd: John – Motion carries unopposed

Next Meeting: Thursday, April 13, 2023, at 6:00 PM via Zoom

Annual Meeting: Tuesday, April 18, 2023, at 6:00 PM at Freshwater Church

Meeting Adjourned: 8:01 pm

Submitted by: Melanie Lawrence, Association Manager, Compass Management Group, Inc

Hunters Crest Homeowners Association

c/o Compass Management Group, Inc

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Property Manager: Melanie Lawrence Email: melanie@compassmanagement.com