

HUNTERS RIDGE HOA MEETING

March 12, 2013

6:30 Meeting brought to order – quorum was formed. Christine with PMSI was in attendance.

Christine had several emails from homeowners who made their 2013 payments late, but were asking if the board would waive their late fees and intent to lien fees. The board stated that to be fair to the homeowners that paid on time, all late fees and intent to lien fees will remain on past due accounts, and that monthly statements would go out until accounts are paid in full.

Calvin made a motion that the HOA will not place a lien on a delinquent account until the account balance goes above \$400 (basically, two years of unpaid HOA dues). William seconded the motion, the motion carried.

The Board let Christine know that the attorney needs to be present at the next homeowner's meeting on May 9th to tell the Board his plan for the delinquent accounts.

The R&R Committee will have the Rules & Regulations information to the attorney before the meeting on May 9th.

6:55 Meeting was adjourned.

Next Meeting Date: May 9th

Time/Place: 6:30 Pablo Creek Library

HUNTERS RIDGE HOA MEETING

May 9, 2013

6:30 Meeting brought to order – quorum was formed. Christine with PMSI was in attendance, as well as Garrett (attorney with McCabe).

There was additional discussion regarding the delinquency accounts with the attorney. Calvin motioned that any property, currently or in the future, who owes assessments (including late fees/attorney fees and collection fees) greater than \$1000, will automatically be sent to the attorney's office to begin foreclosure proceedings (provided that the home is not currently in foreclosure). William seconded the motion. The motion passed. Christine will update the delinquency list and send it to the attorney's office immediately.

The Rules & Regulation committee submitted the final copy of the Rules & Regulations, along with the implementation procedures, to the Board. They asked that the Board look over this final copy. They were asked to write down their questions and the Committee will address them at the meeting set for Thursday, May 16th. The Rules & Regulations Committee members were approved by a motion from Calvin to accept the members who had put their names on the list for this committee at the second R&R workshop earlier in the year. There are a total of five members. A quorum will consist when at least three members are present at future meetings. These members will serve on the committee for at least one year and are not related to any members currently serving on the Board. Kathy seconded the motion. The motion carried.

Mary set the date of June 8th for a community yard sale. She will be responsible for putting an ad in the paper. She made a motion to purchase a portable sign for this twice-a-year event. Calvin volunteered to price out a portable sign for the community yard sale, that will be placed out in the front of the community on yard sale days, along with another smaller “no fishing/swimming/boating in the pond” sign for the pond in the back of the community. He is to stay within a \$400 budget. The yard sale sign will be stored in a Board Member's garage when not in use. William seconded the motion. The motion carried.

8:00 Meeting was adjourned.

Next Meeting Date: May 16, 2013

Time/Place: 7:30 Pablo Creek Library

Hunters Ridge Board Meeting
May 16, 2013

7:34 Meeting brought to order – quorum was formed. Members present: Calvin, Auburn, William, Christine; Kathy

Home owners present: 6

Went over and updated late list. HO-Dutieux, wants to waive \$280 lien fee charges. Board members voted NO, must pay lien off first, then will accept payment plan.

Rules & Regulations:

Change: 2 letters sent out, and the third letter will be the fine.
Send all letters Express Mail.

As of July 1, 2013, R&R will be enforced.

Appeal letter from HO should address why not in compliance and what steps they are taking to correct the problem. Board will approve/disapprove of appeal.

8:50 Meeting was adjourned.

Next Meeting: August 14, 2013

Time/Place: 6:30/ Pablo Creek Library

Hunters Ridge Board Meeting
August 16, 2013

6:30 pm Meeting brought to order. Quorum was present along with Christine (PSMI) and Garrett (Atty.)

Motion to approve minutes of the last meeting was made by Mary Barr. Seconded by Kathy Grossman. Motion passed.

Garrett will move forward with the three homes going into foreclosure. None of the homeowners have called PSMI or the attorney's office after receiving notices.

First Rules & Regulations drive-thru results: 82 first letters and 36 second letters.

7:40 Meeting adjourned

Next Meeting: October 23, 2013

Time/Place: 6:30/ Pablo Creek Library

Hunters Ridge Board Meeting (BUDGET MEETING)
October 23, 2013

6:35 Meeting was brought to order. A quorum was present along with Christine (PSMI).

Calvin motioned for approval of the minutes of the last meeting. William seconded the motion, the motion passed.

Christine gave her update of violations report. Five homeowners were sent a third letter (on 10/9/13). PMSI did not hear back from any of them.

Calvin motioned to approve the placement of fines. William seconded the motion, the motion passed. Fines will go into place on these five homes.

Calvin motioned for a 10% increase for the lawn maintenance contract. Kathy seconded the motion, the motion passed.

Calvin motioned for no increase in dues this year. Kathy seconded the motion, the motion passed.

The 2014 budget was looked over and discussed. Calvin motioned to approve the budget. Kathy seconded the motion, motion passed.

7:17 Meeting was adjourned.

Next Budge Meeting: October, 2014

Hunters Ridge Board Meeting (ANNUAL MEETING)
October 23, 2013

7:17 Meeting came to order. A quorum was present along with Christine with PSMI.

Mary stated that our annual meeting dates and annual budget dates were not being held when originally scheduled. Our annual meetings should be in the first quarter of the year, and our budget meetings should be in the last quarter of the year. Therefore, another annual meeting will be held during the first quarter of 2014. Officers are appointed every two years beginning 2012.

Calvin motioned for approval of the minutes. Auburn seconded the motion, the motion passed.

Calvin is going to call Allsouth and have them cut all around the JEA substation area all the way down to the pond. The homeowner responsible for this area has abandoned the home and the home is in foreclosure.

8:10 Meeting was adjourned.

Next Annual meeting: March, 2014