

**Hunters Ridge Community Association  
Board of Directors Meeting  
Monday, December 8, 2008  
4:00pm – Clubhouse Main Dining Room**

1. Meeting was called to order by President Tom Padgett; Established quorum of Directors; present was President Tom Padgett, Vice-President Sandi Morgan, Treasurer Harold King, Secretary David Miller, and Board Member Frank Schmitt.
2. Minutes of October 28<sup>th</sup> Board meeting continued to November 3<sup>rd</sup> were approved.
3. Discuss and approve changes on Election Committee. Mr. Gormley resigned as Chairman of Election Committee to run for 2009 Board of Directors. Joe Engler will replace him as Chairman. Barry Pickell was elected to Election Committee as third member. New Proxy Form was unanimously approved by Board. New Proxy Form is attached.
4. Treasurer's Report by Harold King. Overall, Hunters Ridge is in good financial condition. Report attached. Ed Galm is now Chairman of the Long Range Planning and Finance Committee replacing Jim Zimmer who resigned as of October, 2008. Report Attached. All golf and social dues will remain the same for 2009. Community Association (common area) Quarterly fees went up slightly because of three issues:
  - a. 10% increase in Comcast service
  - b. Bad Debt
  - c. Funding for Common Area Reserves
5. Motion to accept 2009 Budget carried unanimously. A healthy discussion between the Board of Directors and members present on issue of payment plan for members with cash flow problems. It was decided to let stand the 2008 payment plan as follows: Half of yearly dues are payable by January 31<sup>st</sup>, 2009 and the balance paid by March 31<sup>st</sup>, 2009. Any member with financial difficulties should meet with General Manager, Don Huprich to work out a payment schedule. However, any member who requests a payment plan for 2009 must be current with previous years monies owed.
6. Motion to allow Treasurer to open CD's or Savings Accounts without a Board Meeting was discussed but with no action taken at this time.
7. Food and Beverage report was not read verbally, but was entered into minutes of this meeting. See attached.
8. Adjournment

Respectfully submitted,  
David Miller, Board Secretary