

2022 Meeting Minutes

Wednesday, December 7, 2022

Hunters Glen HOA Board Meeting Minutes

Post Falls Public Library, 821 N. Spokane St, Post Falls, ID.

Meeting called to order at 6:30 p.m.

In attendance: Tom Carli, Elsie Patrick, Sydney Zuniga, Holly Mallette

Absent: Norm Piette, Norm Sturgill

Old Business:

1. Further discussion of sign for Private Dr in the Spring.
2. Any further trimming of trees/shrubs to be addressed in Spring.
3. Will continue to contemplate forming a sub-committee to oversee the neighborhood/grounds.

New Business:

1. Discuss need for contracts with regards to landscaping and snow removal
2. Decision to keep current snow removal company for the remainder of 2022-2023 season
3. Still looking for recommendations for new snow removal company for the 2023-2024 season.
4. Approved request of new roof at 4708 E Weatherby
5. Reviewed the CC&Rs and will reject request for fence at 4525 E Mossberg Cir and will supply alternative recommendations.
6. Discussed options for encouragement of association participation.
7. Discussed location options for future general meetings.

Meeting adjourned at 7:30 p.m.

Next meeting is February 1, 2023 at 6:30 p.m. To be held at Post Falls Public Library.

Tuesday, October 11, 2022

Hunters Glen HOA Board Meeting Minutes

Post Falls Public Library, 821 N Spokane St, Post Falls, ID

Meeting called to order at 6:34 p.m.

In attendance: Tom Carli, Matt Deveney, Holly Mallette, James McGowan, Elsie Patrick, Norm Piette, Norm Sturgill, Cheryl Tanner, Sydney Zuniga

Guests: Russell Bartlett, Sharon Piette, Dale Smith

1. Introductions

2. Old Business

- James suggested new board members consider forming subcommittees to handle landscape/common grounds and architectural changes

3. New board communication

- Holly will work on a mail-out to all homeowners introducing the new board members and other pertinent information

- Cheryl to email contact list to all board members

4. Reviewed two landscape bids for next year

- New board will continue to collect bids and discuss

5. Reviewed the most common issues regarding HOA violations

6. HOA dues will be increasing by 10% in 2023

Next meeting is Wednesday, December 7, 2022 at 6:30 p.m. at the Post Falls Public Library.

Meeting adjourned at 7:30 p.m.

Saturday, September 24, 2022

Hunters Glen HOA Board Meeting Minutes

Kiwanis Park Meeting called to order at 5:31 pm In attendance: Matt Balm, James McGowan, Cheryl Tanner Absent: Elsie Patrick, Mike Deveney Guests: Lonny & Sydney Zuniga, Doug & Holly Mallette, Norm & Grace Sturgill, Tom Carli, Norm & Sharon Piette, Erica McGowan 1. Reviewed open board positions, duties and questions regarding responsibilities. 2. New board members voted in: - President: Sydney Zuniga - Vice President: Norm Piette - Secretary: Holly Mallette - Member at large (voting): Tom Carli - Member at large (non-voting): Norm Sturgill Meeting adjourned at 6:06 pm

Saturday, September 17, 2022

Hunters Glen HOA Board Annual General Meeting Minutes Kiwanis Park Meeting called to order at 4:05 pm Board members in

attendance: James McGowan, Cheryl Tanner

Absent: Elsie Patrick, Mike Deveney, Matt Balm Homeowner attendance: 17 1. Board member & new homeowner introductions 2.

Gail Butler recognize as treasurer · Elsie Patrick voted in as treasurer at last board meeting 3. Call for new Board members · If

you're interested in being on the board please contact the board · There will be a follow-up meeting in the next week 4. James recommended we use an HOA management company · This would cost less than \$100/year per homeowner 5. HOA dues · Dues will be increasing next year by 10% · Majority of fees go to maintaining common grounds · Question was raised if we could use the land behind Weatherby homes (unlikely) 6. Issues with landscape contractor · We are looking for bids from new contractors 7. Lots of questions about the board and how it functions 8. Homeowner suggested getting a sign stating Weatherby is a private road Meeting adjourned at 4:56 PM

Thursday, September 15, 2022

Hunters Glen HOA Board Meeting Minutes

4679 E Mossberg Cir

In attendance: Matt Balm, James McGowan, Cheryl Tanner

Absent: Elsie Patrick, Mike Deveney

Meeting called to order at 6:31 p.m.

1. Reviewed items to be discussed at AGM 2. Voted in Elsie Patrick as Treasurer

Meeting adjourned at 7:26 pm **Thursday, July 20, 2022**

Hunters Glen HOA Board Meeting Minutes

4679 E Mossberg Cir

Meeting called to order at 6:30 p.m.

In attendance: Matt Balm, Mike Deveney, James McGowan, Cheryl Tanner

Guest: Elsie Patrick

Absent: Gail Butler

1. Board needs more volunteers

· Gail resigned, but will maintain treasurer duties until September

· Cheryl resigned, but will help transition to a new secretary

· Looking at options to hire a property management company

· Dues will increase regardless to adjust to rising costs

2. Received a check from the Robisons for the legal fees associated with the roof violation

3. AGM focus will be on:

· recruiting new board members

· creating a process to maintain and improve the desirability of neighborhood

4. James asked Alpine for a quote on a new sprinkler timers that can be properly grounded and locked

5. Elsie has suggestions regarding approving landscaping around the sign and will discuss with James and Jordan

Next meeting is September 17, 2022.

Adjourned at 7:24 p.m.

Thursday, June 9, 2022

Hunters Glen HOA Board Meeting Minutes 4331 E Weatherby Ave Meeting called to order at 6:36 p.m. In attendance: Matt Balm, Gail Butler, Mike Deveney, James McGowan, Cheryl Tanner 1. Roof replaced at 4747 E Mossberg Cir without Board approval Board voted 4:1 in favor (Gail voted against) of allowing the change based on the following conditions: - Any future changes to the property are submitted to the Board prior to project commencement. - The homeowners will reimburse the Board for the legal fee