

**Minutes of the Hunters Glen/Hunters Cove
Executive Board Meeting, Mar. 19, 2009**

The Hunters Glen Home Owners Board of Directors met Mar. 19, 2009, at the home of John Dellinger. Present were John Dellinger, Herb Jensen, Brenta Poole, Linda Gallagher, Chuck Gorsuch and Way Plowman.

The meeting was called to order at 7:00 p.m. The minutes of the February 10th meeting were approved.

The president gave his report:

- The Worley house (formerly 30 W. Turkey Paw Trl., now 130 Konarske La.) has been sold. The new owners have been apprised of the problems with the property. Way Plowman stressed the need to update our covenants to point to the correct plat in order to plug the hole that caused the problem with the Worley property. John also stated that we need to communicate with the Realtor's Association about the problems with the Worley property.
- The president then presented a proposal to create a policy for Minimum Construction Standards for Subdivision Roads. This was brought about because of the county's creating addresses on Konarske Lane and Mr. Worley's plans to make that a shared driveway. There are three places in our subdivision still to be developed: Clydesdale Rd., Konarske La., and the road to the Klaus Jung property. Turkey Toe Lane will be a shared driveway. It was suggested that we widen this document to include utilities. This will force developers to make provision to providing utilities and roads to state standards. John will send out a new proposal for the board's review.
- The president also presented a proposal to make the provisions of Chapter 45F of the North Carolina Planned Community Act applicable to our community.
 - We have had problems with enforcing our covenants and this can be a way of solving those problems. If there are differences between the act and the covenants, the covenants take precedence.
 - The covenants would be a subset of this act.
 - The president was asked if he knows of any other community in our area who has done this, and the reply was, "No." He will check into this.
 - John and Way will do an analysis and send it out. The board will then study it and send any suggestions/changes to John.
- The president presented a proposal to create a policy for the recording of minutes. Brenta Poole moved that it be approved with the amendment that 'Signature of Clerk' be replaced with 'Signature of Secretary' and that in the proviso that the board president will sign the minutes and the board will initial the minutes, the word 'will' be changed to 'may'. The motion passed. It was also decided that in the absence of the president, the presiding officer would sign the minutes.
- The president presented a proposal for a Design Review Application. He will communicate with Lee Robinson concerning his criteria for approving designs/changes in the past. The board is to review the document and send any suggestions/changes to John.

The board made suggestions for appointments to the nominating committee.

Brenta has contacted Cummings Memorial Methodist Church about holding the Annual Meeting there. The church is available April 27 and 30. It was decided to hold the meeting on April 27, 2009. Brenta will make arrangements.

Discussion of the neighborhood watch was deferred.


The treasurer reported that we have \$3287.00 in the treasury and 25 still have not paid their dues. Brenta will help with the budget. John will send Linda a template. Way moved that we accept the treasurer's report. The motion carried.

New Business:

John proposed that we have a party. He will contact the McKenzies, Nora Lang, Deborah Tomchuk, Tom Shepherd and Dena DeLong to work with this.

The Newsletter was discussed. Brenta is to contact people for whom we do not have an email address so that we can send out the newsletter electronically where possible. Articles in the newsletter should include: President's message (John); Announcement of the meeting; the agenda; the proposed budget for 2009-10 (Linda); the slate of nominees for office (John/nominating committee); a proxy form (Brenta); neighborhood watch suggestions (Brenta). It was decided not to put the minutes of the last annual meeting and the special meeting in the newsletter.

The meeting was adjourned at 8:45 p.m.


Brenta Poole, Secretary