



# Hunting Creek Club Condominium

## Meeting Minutes

BOARD OF DIRECTORS MEETING	
<b>Date:</b>	Tuesday, 01 December 2025
<b>Duration:</b>	1902 – 2018 EST
<b>Location:</b>	Hybrid Meeting, HCC Party Room and Zoom
<b>Call-In:</b>	<a href="https://us02web.zoom.us/j/83898962672?pwd=jxIvuWjSUCqjVsJ4wI4WAsp0UpFme5.1#success">https://us02web.zoom.us/j/83898962672?pwd=jxIvuWjSUCqjVsJ4wI4WAsp0UpFme5.1#success</a>
<b>Point(s) of Contact:</b>	Ms. Rebekah Nowak
<b>Recorder(s):</b>	Ms. Amanda Davis
<b>Meeting Objective:</b>	<ul style="list-style-type: none"> <li>○ Conduct Regular Board Business including: Evaluation of vendors contracts, discussion of financial priorities, planning for improved communication and governance</li> </ul>

ATTENDEES	
Ms. Rebekah Nowak - President	Ms. Alexandra (Sasha) Draggeim – Member at Large
Mr. Ernst (Fritz) Hunter, Esq. - Treasurer	Mr. Josh Bell – Member at Large
Mr. Blair Howard – Vice President	Mr. Rachid Karame – Member at Large
Ms. Amanda Davis - Secretary	

OTHER	
Ms. Kristine Caraway - NRP	Ms. Kathryn Hutchison - NRP

### Call to Order

RNowak called the meeting to order at 1902 EST. Quorum was confirmed with seven (7) Board Members in attendance.

### Correction of Meeting Minutes

Due to the number of errors, communication will continue online between the Board and NRP.

### Reports from Officers

#### President’s Report (RNowak)

The Board is currently investigating the cause of lighting failure in the parking lot to determine whether it was user error before approving costly repairs. Additionally, multiple service contract renewals will be postponed, allowing vendor comparison and ensuring budget alignment and encourage competitive pricing.

#### Vice President’s Report (BHoward)

RNowak and BHoward attended final Tier 9 and Tier 11 façade repair meetings with KGS, Reliable Engineering, LLC, and NRP. Façade work has been completed for both tiers, and the Board is maintaining communication with CA Lindman and Reliable Engineering. Custom bricks for the ongoing façade project are delayed at least one month, potentially impacting the project timeline.



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The Board is seeking to procure a third-party peer review of the project with an expected cost of \$5-15k, to be completed in January.

### **Treasurers Report (EHunter)**

FHA Recertification: working on resolving delinquent accounts that impact the ability to become recertified. Will also be looking into obtaining a community loan.

### **Secretary Report (ADavis)**

Reported on upcoming Holiday Party scheduled on December 3; attendees are asked to bring cookies and an ugly sweater. Hot cocoa and decorations to be provided.

### **Guardian Services Contract**

Motion to postpone indefinitely, seconded by BHoward. Passed unanimously.

### **District Cleaners Renewal**

Due to contradictory renewal terms, motion to postpone indefinitely, seconded by BHoward. Passed unanimously.

### **High Sierra Pool Contract**

Other proposals obtained by the Board are currently under review.

Motion to postpone indefinitely, second by BHoward. Passed unanimously.

### **GoGreen Submetering Waivers**

The Board will continue reviewing contract with GoGreen before responding to billing issues.

Motion to postpone indefinitely, seconded by BHoward. Passed unanimously.

### **Community Financial Questions**

All tabled until NRP Meeting.

### **Liens**

Board discussed rescinding liens, BHoward clarified that the Board is now discussing these items openly for transparency while maintaining privacy.

### **Change of Board Meeting Schedule**

Board Meetings moved to the 2<sup>nd</sup> Tuesday of each month in order to facilitate in-person meetings as the HCC Party Room is indefinitely booked for the 1<sup>st</sup> Tuesday of each month.

### **On-Site Management Vote**

Vote to eliminate on-site property management role and return to baseline contract. All in favor except JBell who abstained.



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### Open Forum

- Co-Owner inquired if the CA Lindman contract was signed. Board confirmed contract was signed, however previous President signed before voting in an open meeting.
- Co-Owner inquired about holiday bonuses for front desk, ADavis confirmed exploring community collection option. Board will be moving forward with distributing budget line item set aside for employee holiday bonus.
- Co-Owner inquired how tabled motions were being tracked, Board confirmed Secretary tracks this as well as NRP.
- Co-Owner inquired how to contact the Board and expressed concern regarding elevator performance. The Board acknowledge elevator issues and provided the Board email address [huntingcreekboard@gmail.com](mailto:huntingcreekboard@gmail.com).
- Co-Owner inquired about community free/exchange forum. EHunter mentioned website forum to be explored, ADavis noted ideas for a community bookshelf and quarterly swap.
- Co-Owners inquired about special assessment, including whether payments are still due, how to pay, and whether the amounts will change. The Board confirmed all residents should still expect payments to remain unchanged and would clarify how to process with NRP.

RNowak motioned to adjourn meeting at 2018 EST, BHoward seconded the motion, and it passed unanimously.