

Hethwood Foundation Board of Directors

Quarterly Board Meeting Minutes

August 1, 2017 @ 12 noon in the Huntsman Clubhouse

The following Hethwood Board members were present: Janet Riddlebarger, Donna Gresh, Melinda Dunford, David Hubble, Bruce Harper, Richard Hirsh, John Burke, and Bill Sanders. Josh Sharitz and Carol Schafer-Powers were also present from the Hethwood Foundation. Guest speakers present: Jim Nicholson-Sr. VP of HHHunt Properties Division & Robert Chappelle-Sr. Project Mgr. of HHHunt Properties Development. Also present were several residents from the neighborhoods.

I. Opening Remarks

Janet opened the meeting @ 12:10pm and welcomed everyone. She explained that many were here to discuss the proposed amenity center. She asked if anyone else was here for public comment topics. The Board would get back to those and regular business topics discussed later. All business reports were sent out prior to the meeting for the Board to review.

II. Public Comment

In response to the opening remarks the following comments came up:

Can we improve debris cleanup on Mount Vernon especially by the drain?

Can we improve the area at the end of Tall Oaks-possible playground?

Can we consider bringing new fiber optics to Hethwood to benefit residents and to compete with the Retreat (and a heated pool)?

Can we put more money into the Huntsman pool and add something for middle/high school kids such as ping pong, foosball, basketball at pool & snack machines? Bottom of pool is rough/sharp. Don't just focus on Foxridge, but the people that live here all the time.

The Huntsman clubhouse is old and could be remodeled for the neighborhood.

Put heating the pools back on the table. Complete Briarwood first and then heat Huntsman.

There can not be a promise, but there will be consideration to heat the pool, as that would be a large ongoing increase for homeowners where as the new amenity center funded by HHHunt & Foxridge. Consider another survey to heat the pool. Hethwood will consider it for the budget.

Do you perceive an occupancy problem? HHHunt is making a business decision to invest in the neighborhood. They must focus on the 79% of population-goal what is best to maintain this asset.

A. Proposed Amenity Center

Janet explained the thought behind the proposed amenity center. As usage grew for the fitness center we began to consider how to best address. We also considered that we have minimal indoor gathering spaces. The location of Briarwood is a better location in terms of more space, more parking and to target majority of our population-students. 79% of dues that funds the Foundation come from Foxridge as each apartment pays the same as a homeowner. HHHunt decided to take on the responsibility of building & paying the debt service on the new amenity in hopes of increasing value of the apartments, your homes, and the entire neighborhood. The Foundation would contribute what it costs to maintain the Briarwood pool and clubhouse.

We've had discussion on what to do in the Huntsman, it needs to be accessible, but we can't address both clubhouses at the same time. In all likelihood the Foundation will need to take out a loan in order to pay for improvements. Janet said we have been thinking along the same lines, but it would take everything the Foundation has just for debt service.

We will have to take the Briarwood off for about a year and plan for new center to open spring 2019. We want to be able to compete in the market by having a great space for our residents to enjoy.

The Hethwood Foundation would contribute approximately 10% of the budget specifically for the Briarwood pool clubhouse & fitness center; this year it is about \$80,000-based on %, not a fixed dollar amount. Hethwood and HHHunt would enter into a 99 year land lease for \$1.

Any additional operational/maintenance costs will be covered by Foxridge.

Jim Nicholson Sr Property Development for HHHunt & Robert Chappelle Sr. Project Mgr. discussed the following details about the amenity building: 12,500 sq. ft, 5000 sq. ft. upstairs mostly fitness center, entire exercise circuit, free weights, wifi, elevator, gathering areas on first floor, attractive pool with 1 swim lane, & shelf, passive solar, LED lights, designing for LEED standards, but not certified. Additional parking will be where the old maintenance building is located. Can we put something in writing about the use of Hethwood residents to have full use? Terms?

- B. Board of Directors Approval of the Proposed Amenity Center
Is there a motion to approve the land lease and permission to build the community center and its contents as discussed? The motion carried and it was unanimous to build.
- C. Board of Directors approval to contribute additional annual capital funds toward maintenance and upkeep of proposed amenity center- *Item C was removed from Agenda and will be discussed during the 2018 budget. If we have extra capital expenditure money we can decide where we will put it (in the new building or another need).*

III. Minutes of the Last Meeting (s)

A motion to approve the April 17, 2017 Quarterly Board Meeting Minutes as emailed was made by Melinda and was seconded by David. All approved.

IV. Recreation Report

The report was sent out for review along with financials prior to the meeting.

V. Approval of May 2017 Financials

Financials were sent out for review prior to the meeting. There was a motion by Bruce to approve the May 2017 financials and seconded by Melinda. All approved.

VI. Director's Report

- A. 2017 Pool Hours Change and Pool Update
The extended pool hours from 8pm to 9pm are working well.
There are plans to expand hours at Huntsman pool for next year due to the Briarwood pool being under construction.
- B. New Hethwood Foundation Logo
Josh shared the new Hethwood logo.

VII. New Business

- A. Treasurer/Secretary Resignation
David Hubble is leaving HHHunt and resigning his position after 18 years.
Janet thanked David for his work and being a vital part of our success.

Discussion re: There was a person here that wanted to dispute late and administrative fees on her account but had to leave early. It will take Board action to eliminate those fees. The resident had a management company arranged and all notices went to them. It is the resident's responsibility to update us with correct address. Bruce made a motion that we keep/uphold Josh's recommendation. Melinda seconded. All approved.

VIII. Adjournment @ 2pm.