

Minutes of the HROA Annual Membership Meeting

Saturday June 22, 2024 at 10:00 am

North Homy Community Center

Canton, North Carolina

- Members were welcomed. Special welcome was extended to new owners Ashley K. Long (Lot 34).
- There was a quorum of 21 owners representing 32 of 70 eligible lots plus 1 parcel (45%). All board members were present: David Hudson (President), Bob Carignan (Vice President), Tim Creedon (Treasurer), Carol Venus (Secretary), and Fred Schilling (Member at Large).
- The meeting was called to order by President David Hudson at 10:10 am.
- Minutes of the 2023 Annual Membership Meeting of June 3, 2023 date were circulated, read, and approved by unanimous voice vote.
- Audit Committee Report: Fred Schilling reported that all financial data were reviewed and accepted by the committee.
- YTD Treasurer's report: Tim Creedon indicated that we have had few expenditures this year to date as we have had very little snow. Historically, since 2014, road and snow expenses have accounted for 89% of HROA expenses and have averaged \$43,948 per year with significant fluctuations from year to year mostly depending on HROA's need for road construction, repair, and snow removal. HROA policy is to pave and maintain only platted roads leading to lots with homes that have been built or are under construction. Prices for gravel, asphalt, and labor are increasing.
- The Proposed Budget for 2024 was circulated, reviewed, and ratified by voice vote.
- Discussion of board position openings: A new Treasurer is needed as our current treasurer wishes to step down. Tim Creedon has served as Treasurer since 2014 and has done an outstanding job. So far no member has agreed to serve in this capacity. Tim has agreed to continue to serve with the expectation that a replacement will be found this year and is willing to assist the new treasurer. Any member in good standing is eligible to serve. Only a basic understanding of accounting is needed. David Hudson has agreed to serve another term as President. Fred Schilling has agreed to serve another term as Member at Large. There were no nominations from the floor.
- Elections: By unanimous voice vote, Tim Creedon was re-elected Treasurer, David Hudson was re-elected President, and Fred Schilling was re-elected Member at Large.
- Road Committee Report: Mike Curry reported that vegetation control would begin next week. He advised owners to use ribbons to indicate any vegetation to be saved within 6-8 feet of road near their homes. Gravel would be added to roads as needed in about two weeks. In August or September Dove

Way will be repaired near Racoon Point. In September part of Racoon Point will be paved. Work on Coyote Lane will be deferred until a plan for a building is in place.

- ACC Committee Report: Fred Schilling indicated that construction of the home on Lot 16 (McQuiddy/Schaefer) is complete and occupied. The home on Lot 60 (Brandau) is nearing completion. The homes on Lot 31 (Morris) and Lot 59 (Bouchard/Walton) are under construction. So far there are no plans to build on Lot 44 (Carter).
- HROA members are always needed and welcome as volunteers to serve on the board, on committees, and to assist with roads (such as monitoring ditches for blockage, clearing vegetation, assisting with snow removal, maintaining the sign at the entrance). Assistance with the HROA website is also welcome. At this meeting Nancy Proctor, Roz Buchanan and Nancy Brandau volunteered to paint the HROA sign at the entrance.
- Open floor to Members/Owners for discussion of any other issues

Question: Can chains be used on tires in HROA in snowy conditions? Yes, but studded tires are not allowed.

Nancy Brandau says she is looking for barnwood for her new home

A bear was sighted in the driveway of the Peterson home

Ben Williams offered firewood from his property

- Meeting was adjourned at 11:05am

Respectfully submitted,

Carol Venus
HROA Secretary