



Hunters Ridge (HROA) Board Meeting Minutes

August 20, 2025

Present: David Hudson (Pres.), Deborah Doty (Treas.), Ashley Long (Vice Pres.), Carol Venus (Sec.), Fred Schilling (Member at Large), Mike Curry (Road Committee). The meeting was called to order at 6:07 pm at the home of David Hudson. The minutes of the HROA Board meeting of April 29, 2025 had been approved previously by email. Preliminary minutes of the HROA Annual Membership Meeting of Saturday May 31, 2025 were circulated, read, and approved for publication on the website pending approval of the membership at large at the 2026 annual meeting.

Use of HROA Roads to access property outside of Hunters Ridge

Since the May Membership Meeting there were several instances of significant damage to HROA roads by construction vehicles passing through Hunters Ridge to access the parcel owned by the Cookseys that is outside of Hunters Ridge. A letter to Cease and Desist unauthorized use of the roads of Hunters Ridge Owners Association was drafted and unanimously approved by the board by email on August 8, 2005. This letter was emailed and sent by registered mail on August 9. Mr. Cooksey acknowledged receipt by email.

Soon after, with the help of the attorney for the HROA, a contract for a License Agreement was drafted regarding conditions for ongoing use of subdivision roads. After negotiation, this was signed by the Cookseys, unanimously approved by the board at the August 20 meeting, and signed by President David Hudson at the meeting. Immediately following the meeting, a signed copy of the contract was given to Mr. Cooksey.

Secretary's Report – Carol Venus

On August 9, 2025 Carol Venus had emailed the board-approved letter to Cease and Desist unauthorized use of the roads of Hunters Ridge Owners Association to the Cookseys. Mr. Cooksey acknowledged receipt by email. Copies were also emailed to the board. She also sent copies of this letter by Registered US Mail to the Cookseys at their Florida and North Carolina addresses. These copies were eventually returned to sender as the Cookseys were not available to receive them in person. On 8/24/25, Carol Venus emailed a scanned copy of the Licensure Agreement to each board member for their personal records.

Roads Committee Report - Mike Curry

Mike Curry removed excess vegetation from along the HROA roadsides with a bush hog and rented machine. As previously approved by the board a mirror was placed on Raccoon Point near the Creedon residence to help drivers see around the corner when driving on the road. Ashely Long volunteered to work with Enrique Ramirez on the entrance sign and its surroundings.

Architectural Control Committee – Fred Schilling

There is no immediate need to build a road to access lot# 44 which is owned by Shawn and Julie Carter as they indicate they do not plan to build for 2 or more years.



HUNTERS RIDGE OWNERS ASSOCIATION, INC.

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Treasurer's Report - Deborah Doty

Discussion of SBA loan balance of 23,489.24 which could be paid off early with HROA funds on hand. There was consensus not to do this in 2025. Rather there was unanimous agreement that HROA will purchase a short-term CD with funds on hand. At the upcoming Annual Membership Meeting possible reduction in membership assessments will be discussed.

Future Meetings

The next meeting of the HROA board was scheduled for December 9 at 6pm.

The meeting was adjourned at 7:30pm

Respectfully submitted,

Carol A. Venus, HROA Secretary