



August 29, 2023

Hunters Ridge Board Meeting Minutes August 17, 2023 at 6:00pm

Attendance: David Hudson (Pres.), Tim Creedon (Treas.), Mike Curry and Tom Proctor (Roads), Bob Carignan (Vice Pres.), Carol Venus (Sec.), Fred Schilling (Member-at-large and ACC Chair)

The meeting was called to order at 6:10 pm.

The Board had approved the minutes of the Hunters Ridge Annual Membership Meeting by email vote on June 15, 2023.

Treasurer's Report - Tim Creedon

Tim Creedon moved that the HROA file a lien for non-payment of assessments against Lot #59 (Wagner) unless a payment is made by August 31, 2023. The board voted unanimously to do this.

Road Report – Mike Curry

On 7/5/23 Tom Proctor emailed the board recommending approval of a bid for \$11,000 to clear out and repair three clogged inground water diverters on Dove Way. There was subsequent unanimous email approval to accept this bid.

Mike Curry is now chair of the Road Committee.

Work on diverters is pending. There was discussion of possible plan and budget for maintenance and proactive cleaning of diverters. There was also discussion of possibly replacing guardrails.

Drainage ditches are done.

Improvement of Quail Court is done.

Erosion at new culvert at entry has been repaired by the original contractor.

Snow removal committee has been established. Mike Curry introduced the idea of boxes for road salt on pedestals, about ten would be needed.

Plan to grade and gravel all gravel roads later this year.

Survey is planned for Coyote Lane to see if existing construction on Lot #46 (Hopper) can be preserved while allowing for driveway access for currently vacant Lot #44 (Carter).



HUNTERS RIDGE OWNERS ASSOCIATION, INC.

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ACC – Fred Schilling

ACC application, survey and plan have been approved for construction of a home to begin on Lot #31 (Morris). Construction is to begin soon.

As approved, construction of a home on Lots #55 and 60 (Brandau) is in progress.

There was discussion about the effect of heavy equipment on HROA roads as the owners of Lot #48 (Cooksey) are using HROA roads to access property they own adjacent to HROA. Fred Schilling plans to discuss this matter with them and perhaps invite them to meet with the board.

General Discussion

The house on Lot # 8 (Herley) has been sold to James and Heather Smith who are planning to occupy the house within the next few months.

Adjournment was at 7:20pm.

Respectfully submitted by the HROA Secretary,

Carol A. Venus 828-772-0450