



HUNTERS RIDGE OWNERS ASSOCIATION, INC.

HAYWOOD COUNTY, NORTH CAROLINA

PO Box 601 CANTON, NC 28716

www.hroagazette.com

Hunters Ridge (HROA) Board Meeting

December 9, 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 6:40 pm at the home of Fred Schilling. The minutes of the HROA Board meeting of August 20, 2025, were read and approved by unanimous vote.

Use of HROA Roads to access property outside of HROA: Since the contract with the Cookseys has been fully executed and paid in full to date there has been no additional damage to Hunters Ridge Roads by construction vehicles accessing the parcel outside of Hunters Ridge. Timbers near the Vulopas property pending repair. Access to the Cooksey parcel is now substantially via Trinity Lane, which has been improved and partially paved. By later this year access to the parcel will be solely via Trinity Lane.

All owners of properties within Hunters Ridge are advised that any vehicles of Class V or higher entering Hunters Ridge will require permission in advance from the HROA President.

There was discussion about possibly installing a camera and/or a gate at the entrance to Hunters Ridge. This would entail expense, budget changes, and logistical considerations. Additional discussion is and discussion with membership is planned if this is to go forward.

Roads Committee Report - Mike Curry

The shed for the road equipment has been acquired and installed. The shed looks good and works out well. The salt spreader (salt dog) has been acquired and works well.

Repairs were completed on Hawks View and Hunters Ridge Road in August. Planned maintenance for the gravel road of Raccoon Point was discussed d/t an inquiry by an owner. Looks like scraping of the gravel was last done on Raccoon Point in late August. Plan to apply gravel this winter.

Treasurer's Report - Deborah Doty

A draft of the 2026 Budget was reviewed by Treasurer Deb Doty and reviewed by the board. The cost of gravel for the roads has risen and is anticipated to rise further. It was decided to budget more for gravel and salt and to raise the reimbursement for salt by \$50 per application. Revisions of the budget are pending.

The wording of the 2026 Assessment Letter / email was discussed. It was noted that the lower assessment of \$600 per lot for 2026 reflects lower expenses than expected in 2025. It was agreed that assessments will be discussed at the 2026 Membership Meeting.

In order to streamline the signing of checks for reimbursements Deb Doty is setting up a new procedure at Champion Credit Union.



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Architectural Control Committee – Fred Schilling

Fred Schilling reports that Barbara Schafer has expressed interest in the Architectural Committee.

Other Committees: The Nominations Committee was appointed. It will consist of Fred Schilling, Ashley Long, and Tim Creedon.

Currently the Communications Committee and the Social Committee are not active although members are expressing interest. It was suggested that these committees be constituted at membership meeting.

Property Updates: Lot 33, previously owned by Makey Holdings was sold to Light's Investments on 11/23/25. There have been no annual assessments to HROA and no property taxes paid on this lot for years. President David Hudson indicates that the sale of this lot may eventually lead to payment of some of the money owed to HROA for assessments.

Lot 28, which includes a residence, was sold by the Thornburgs to Ronald and Diane Casey on 10/22/25.

Discussion Topics

There was considerable discussion about whether short term rentals of less than 30 days should be allowed in Hunters Ridge. This would require an amendment to the Bylaws. This will be discussed at the Membership meeting.

There was an incident of dumping of the remains of a hunted animal on Hunters Ridge Road. This will be discussed at the membership meeting. Do members currently hunt or allow hunting on their properties?

Future Meetings

The next meeting of the HROA board was scheduled for 6pm Weds March 18 at the home of Carol Venus.

The Annual Membership Meeting was set for Saturday May 30th at the North Hominy Community Center if available. Carol Venus will reserve the room if available and email owners to save the date and to anticipate proxies if needed.

The meeting was adjourned at 9:18pm.

Respectfully submitted,

Carol A. Venus, HROA Secretary