



Hunters Ridge (HROA) Board Meeting Minutes

May 16, 2026

Present: David Hudson (Pres.), Deborah Doty (Treas.), Carol Venus (Sec.), Fred Schilling (Member at Large), Mike Curry (Road Committee). Ashley Long (Vice Pres.) was excused but provided written input for the board prior to the meeting. The meeting was called to order at 9:10 am at the home of Carol Venus.

The minutes of the board meeting of March 17, 2026, were approved.

President – David Hudson

The impetus for this meeting was a detailed emailed request from Bryan Cooksey for further access to HROA roads in connection with his ongoing construction project beyond the finalization date of the current contract on July 31, 2026. After consideration and discussion, the board unanimously declined this request. During the meeting, David texted Mr. Cooksey and notified him of the board's decision.

The HROA has secured future legal representation by the firm of Roberts & Stevens, Attorneys at Law, Asheville, NC.

Roads Committee - Mike Curry

Removal of excess vegetation from HROA roadsides will begin June 4th or 5th. Vegetation will be removed by mower, weed whacker and leaf blower at a cost of \$2400. Vegetation removal may be repeated in September.

There was discussion that the new salting/snow removal system proved successful last winter. Three pallets of salt will be ordered in September.

It is planned to mitigate washouts by adding soil and planting grass behind Stine's driveway (lot 21) and by building out the junction of Hawks View and Hunters Ridge Road. It is planned to replace railroad ties and add boulders at the side of Hunters Ridge Road.

Quotes for ditch improvements will be obtained as ditches help prevent water damage from undermining roads.

Asphalt that was applied recently on Hunters Ridge Road Lane will need to be replaced or overlaid and other damaged spots repaired according to the terms of the License Agreement between Cookseys and the HROA. The use of Road Bond, which contains adhesives, may be needed.

There was discussion about maintaining/improving gravel roads including those on Racoon Point, Dove Way, and Duck Lane. Gravel was last applied to these roads just before Hurricane Helene in 2024. These roads are due to be scraped and have more gravel added. Gravel is more navigable than asphalt in icy conditions especially on shaded roadways. It is also much less expensive to apply and maintain than asphalt. It would cost approximately \$155,000 to pave Racoon Point.

Architectural Control Committee – Fred Schilling

The addition to the Hudson residence on lot 5 is underway.



HUNTERS RIDGE OWNERS ASSOCIATION, INC.

HAYWOOD COUNTY, NORTH CAROLINA

PO Box 601 CANTON, NC 28716

email : info@hroagazette.com - www.hroagazette.com

Treasurer's Report - Deborah Doty

Deb Doty noted that the amount budgeted for vegetation removal is sufficient to cover September if needed.

Secretary's Report – Carol Venus

Notice of the upcoming annual membership meeting was emailed to members on April 22 and sent by USPS to those few for whom we lack email addresses. The notice was also posted on the website. Proxy forms and a copy of the proposed budget were included. The website has been updated to include recent minutes, membership directory and HROA map.

To synchronize the election schedule with what is specified in the bylaws it was decided to conduct an election for president at the membership meeting. David Hudson has agreed to serve if reelected. Members will be notified by email including revised proxy form.

Members who own lots on Racoon Point, Dove Way and Duck Lane will be emailed about maintenance of these roads.

There was one property transfer since the last meeting: Joshua Carpenter purchased lots 62, 63 and 64 from Land Legends LLC in April 2026.

Signs at Hunters Ridge Entrance

There was discussion about adding road signs advising speed limit of 20 MPH, uphill has right of way and/or advising that HROA roads are for private use only.

Future Meetings

The 2026 Annual Membership Meeting will be on Saturday May 30 at 10:30am. Carol Venus will open the North Hominy Community Center at 10:00am. Fred Schilling has offered to bring coffee and donuts.

The meeting was adjourned at 10:41 am

Respectfully submitted,

Carol A. Venus, HROA Secretary