



HUNTERS RIDGE OWNERS ASSOCIATION, INC.

HAYWOOD COUNTY, NORTH CAROLINA

PO Box 601 CANTON, NC 28716

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Hunters Ridge (HROA) Board Meeting Minutes

April 29, 2025

Present: David Hudson (Pres.), Bob Carignan (Vice Pres.), Deborah Doty (Treas.), Carol Venus (Sec.), Fred Schilling (Member at Large), Mike Curry (Road Committee, Ex-Officio). The meeting was called to order at 6:35pm at the home of Fred Schilling.

Roads Committee Report - Mike Curry

At the last meeting it was agreed that the HROA would require reimbursement for damage to HROA common property roads from construction vehicles and trucks carrying many tons of gravel for construction of a three-story building on a parcel adjacent to lots #48A & 48B owned by HROA residents Bryan and Teresa Cooksey as the parcel is not within the HROA subdivision. It was agreed that Mike Curry would work with HROA contractors to estimate the cost of repairs needed to date so that these repairs could be done as soon as possible; any later damage could be repaired later. Mitigation of road damage is also needed including establishment of a stop date for these construction trucks on HROA roads, avoiding HROA roads and decreasing the weight and number of loaded trucks on HROA roads. As agreed at the last meeting, David Hudson and Fred Schilling have met with HROA attorney Mark Wilson and discussed issues and options regarding access to the parcel.

Per his prior request, HROA resident Brian Cooksey (lots #48A & 48B) addressed the board at the start of today's meeting. He provided background and update on the construction of the family compound on the 43-acre parcel in progress. He apologized for damage to HROA roads from heavy equipment travelling from the HROA entrance through his property to the parcel for construction. Trucks bringing concrete to pour 5 remaining piers are scheduled to come before the end of July 2025. He indicated that access to the parcel from outside the HROA (Trinity Lane) has been graded but there are still numerous trees downed by a recent storm which need to be removed. He indicated he would reimburse the HROA for damages. He provided a check for \$7,500 as a downpayment for damage to date. He requested that HROA negotiate with him for a construction easement for right of way for future access the parcel from Hunters Ridge Road through July 2026 and permanent access for guests going forward. He thanked the board for their consideration and left the meeting.

After discussion the board agreed to obtain a final quote for repairs needed to date, set a deadline of July 31, 2025 to have all heavy loads with potential road impacts delivered, set quarterly fees for road use through July 2026, and require compensation for cost of road repair. The board agreed to disallow any right of way privileges for this adjacent parcel. After July 2026, all access to this property must be conducted through the legal right of way via Trinity Lane. David Hudson and Fred Schilling will meet with the HROA attorney to prepare a letter to move this forward. It was also noted that the parcel is held in trust, details will be requested.

Tim Creedon is requesting that the HROA post a sign on Hunters Ridge Road reminding drivers that uphill traffic has the right of way. He also requests a 10 MPH warning sign with arrow on Racoon Point at the blind curve near his home. Mike Curry will investigate signs for these sites. A mirror may also work on Racoon Point, Fred Schilling will investigate.



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Architectural Control Committee – Fred Schilling

As agreed at the last board meeting, Fred Schilling contacted Haywood County about the address of the Cooksey parcel to verify its address. The county has since assigned it the address of 251 Trinity Lane.

Treasurer's Report - Deborah Doty

Assessment income for 2025 has been \$47,500 to date. Most assessments are fully paid, two are on partial payment plans and the one for Makey Holdings is delinquent, as Makey Holdings has been dissolved.

As agreed, the HROA has purchased a short-term CD with funds on hand. This CD comes due 5/4/25. The board endorsed Deb Doty's recommendation to reinvest the proceeds in a money market fund currently yielding a 2% return.

The Audit Committee Meeting of April 8, 2025, led by Fred Schilling, found no discrepancies in the 2024 finances.

The 2025 Budget was again reviewed, discussed, and approved in draft form.

Secretary's Report – Carol Venus

Board members' phone numbers and emails have been posted in the Members Only Section of the HROA Gazette. The 2025 HROA Annual Membership Meeting has been scheduled for May 31, 2025 at 10:30am at the North Hominy Community Center to reserve space for the meeting. She has emailed this information to members and posted an announcement on the website. Further email to members will include agenda, proxy forms, and draft of 2025 budget. This will also be posted on the website.

The meeting was adjourned at 8:57pm

Respectfully submitted,

Carol A. Venus, HROA Secretary