

Minutes of the HROA Annual Membership Meeting*

Saturday May 31, 2025 at 10:30 am

North Hominy Community Center

Canton, North Carolina

***these preliminary minutes were approved by the HROA Board Aug 20, 2025
but await approval of HROA membership at large at the next annual meeting**

- Members were welcomed. Special welcome to new owners Teylor Bouchard & Travis Walton, Peter & Jean Morris, Barbara Schaefer & Terri McQuiddy, and James Smith & Heather Slimmen-Smith.
- There was a quorum of 25 owners representing 37 of 70 eligible lots plus 1 parcel (53.5%). Board members present: David Hudson (President), Bob Carignan (Vice President), Carol Venus (Secretary), and Fred Schilling (Member at Large). Deborah Doty (Treasurer) was excused. The meeting was called to order by President David Hudson at 10:37am.
- **Minutes** of the 2024 Annual Membership Meeting of June 22, 2024 date were circulated and approved by unanimous voice vote.
- **Audit Committee Report:** Fred Schilling reported that all financial data were reviewed and accepted by the committee.
- The **Proposed Budget for 2025 and the Year-to-Date Treasurers Report**, prepared and submitted by Deborah Doty, were circulated, reviewed, and ratified by voice vote.
- **Elections:** By unanimous voice vote, Ashley Long was elected Vice President and Carol Venus was re-elected Secretary.
- **Road Committee Report:** Mike Curry indicates that vegetation will be cleared from along the roads again this summer. This year HROA will buy an inexpensive salter so that salting of the roads will not need to be outsourced, which is becoming increasingly difficult. Repairs are planned for Turkey Trail including the addition of curbs to help with drainage. The curve on Hawks View needs considerable reworking. Repairs are also planned for Racoon Point.
- **Architectural Control Committee (ACC) Report:** Fred Schilling indicated that construction of three homes was completed this year. These are on Lot 60 (Brandau), Lot 31 (Morris) and Lot 59 (Bouchard/Walton). The street in front of lot 59 was designated Duck Lane. Construction of a home on Lot 65 (Wells) is planned. So far there is no news of plans for construction on Lot 44 (Carter).

- **Volunteers:** HROA members are always needed and welcome as volunteers to serve on the board, on committees, and to assist with roads (such as monitoring ditches for blockage, clearing vegetation, assisting with snow removal, maintaining the sign at the entrance). At this meeting Peter Morris volunteered to serve on the Roads Committee, Barbara Schaeffer volunteered to serve on the ACC, Carol Schilling and Nancy Brandau volunteered to serve with Carol Venus on the Social Committee, and Ashley Long volunteered to work on the Hunters Ridge entrance sign and plan for a yellow line to separate incoming and outgoing traffic.

Open floor to Members/Owners for discussion of any other issues:

- David Hudson opened discussion on the issue of the volume and weight of traffic compromising Hunters Ridge roads. This has been a concern for several years during construction of a residence on a parcel that shares a property line with lots 48A & 48 B (Cooksey). Mr. Cooksey accepted some responsibility for wear and tear of the roads, apologized, and indicated he would decrease the number and weight of vehicles travelling on Hunters Ridge by diverting the vehicles to access the parcel via Trinity Lane. He agreed to reduce the use of double axel trucks and heavy loads. Mr. Cooksey has made an initial payment to HROA for repair of damage to roads. It was stressed that no vehicles of Class 5 or higher use the roads without permission of the board. For reference, a UPS delivery truck is a Class 4 vehicle.
- Members are reminded that uphill traffic has the right of way.
- Bill McBrayer and Richard Thornburg encourage anyone interested in Apple computers to contact them and join their Apple users' group. They also know someone who can fix Apple or other computers that are hard to fix.
- Animal activity in Hunters Ridge:
 - James Smith reported that a large bear had recently raided his trash cans. Other members reported bear sightings, common this time of year as they search for food, including in bird feeders. Caution is needed.
 - Bill McBrayer mentioned that his wife Donna Slesinger would welcome assistance in trapping and releasing cats roaming the neighborhood. Trapped cats are neutered if needed and released. Haywood County covers the cost of neutering feral cats.
 - Four racoons with distemper were sighted during March within Hunters Ridge. Three were dispatched and one was removed.
 - David Hudson reminded owners not to feed deer.
 - Many turkey chicks have been sighted, a good thing.

Meeting was adjourned at 11:20 am

Respectfully submitted,

Carol Venus
HROA Secretary