



January 28, 2024

Hunters Ridge Board Meeting Minutes January 25, 2024 at 6:00pm

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

The meeting was called to order at 6:04 pm.

The Board had accepted the minutes of the Hunters Ridge Board Meeting of August 17, 2023 by email vote as of September 1, 2023. The minutes were approved by formal vote today.

Treasurer's Report - Tim Creedon

Tim Creedon submitted the 2024 HROA Proposed Budget. Over the past ten years road maintenance and establishment of previously platted roads has accounted for 85%-95% of HROA expenditures each year. This year is consistent with past years. There was discussion of the budget with input from the Road Committee. The budget was approved by unanimous vote.

Monthly payments on the SBA loan have begun in the amount of \$181. per month. Tim proposed creation of a small interest-bearing savings account to allow automatic deductions for this and for selected road expenses. This was approved by unanimous vote.

Road Report – Mike Curry

Survey of Coyote Lane is complete. It allows for preservation of existing construction on Lot #46 (Hopper) while allowing for driveway access for currently vacant Lot #44 (Carter). Establishment of a gravel road will be delayed until there is a plan to build.

Lot #59 (T. Wagner) is under contract to be sold.

This year's budget includes a plan to improve Racoon Point and Dove Way near the intersection between the two. This will minimize the damaging effects of water washing onto Racoon Point from Dove Way.

Water diverters will be installed on Hawks View and Hunters Ridge Road. There was affirmation of the need for proactive routine cleaning of water diverters. This is increasingly expensive but twice a year would be ideal. It would also be ideal to remove roadside vegetation more than once a year but this is also increasingly expensive.

Snow removal committee has been established.

ACC – Fred Schilling

Lot # 65 has been acquired by Dee Kirton. Her construction plan has been accepted by the ACC pending building permit.

A shed has been approved for Lot #4/5 (Hudson) and is under construction.

Building plan for Lot #31 (Morris) has been approved.



HUNTERS RIDGE OWNERS ASSOCIATION, INC.

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General Discussion

Carol Venus provided an update on the features and routine cost of the website. It was decided that the website could be streamlined. It was decided to begin including the budget on the website. The membership directory and the map will be updated.

It was decided that the next Annual Meeting of the HROA will be on May 4, 2024 at 10am.

There was discussion of the composition of the Audit Committee and the timing of its meeting.

Adjournment was at 7:40pm

Respectfully submitted by the HROA Secretary,

Carol A. Venus 828-772-0450