



Hunters Ridge (HROA) Board Meeting Minutes

March 17, 2026

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 6:33 pm at the home of Deborah Doty.

President – David Hudson

The board unanimously endorsed the president's proposal to seek new legal counsel in order to secure more timely and thorough legal services.

Roads Committee - Mike Curry

The board unanimously approved a plan 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. The board also unanimously approved a plan to replace railroad ties and add boulders at the side of Hunters Ridge Road.

There was discussion of new instances of large and/or heavy construction vehicles on HROA roads to access property outside the community. Asphalt that was applied recently will need to be replaced and other damaged spots repaired according to the terms of the License Agreement between the Cookseys and the HROA. This agreement is set to end on July 31, 2026. David Hudson will address this with the Cookseys.

Architectural Control Committee – Fred Schilling

The proposed addition to the Hudson residence on lot 5 has been approved. Barbara Schaefer is now serving on the committee. It was noted that lot 22 (Sanchez) is for sale.

Treasurer's Report - Deborah Doty

The 2026 Budget was reviewed. It was agreed to shift some funding from asphalt to gravel to reflect that the cost of gravel is increasing and we have greater need for gravel this year. It was also agreed to allocate a thousand dollars to cover new legal representation. The budget was unanimously approved by the board. It will be discussed and voted upon by the membership at the annual meeting.

Treasurer Deb Doty proposed that we use the proceeds of a 90 day CD to purchase shares in a Money Market fund. This was approved. There was an inquiry about last year's federal tax bill, which was \$234.

There was discussion about the additional procedure for streamlining the signing of checks for reimbursement through Champion Credit Union. The procedure allows for digital approval rather than in person approval of checks by the President.

Secretary's Report – Carol Venus



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Preparation for the Annual Membership Meeting on May 30, 2026, is underway. Carol Venus reported that last year's meeting announcements by email and by publication on the hroagazette website yielded an excellent response. The quorum for last year's meeting was 52%, the best in recent years. The bylaws allow notification by email or US Mail. In prior years the announcements had been sent by USPS and publication on the hroagazette. This was partially because our records of email addresses were incomplete. We now have email addresses for all but 2 members. There was agreement that the meeting announcements could continue to be emailed and published on the hroagazette, except in cases where members have not provided email addresses. Ashley Long volunteered to call members to encourage attendance.

The large map of HROA has been updated to reflect property transfers since April 2026 including the following since the last board meeting. There was discussion of future editing of map to make it clearer and posting it on 36" X 48 foam board.

Available member records including addresses, emails and phone numbers have been updated and synced with Moneyfinder. Updating of the website is in progress.

Recent property transfers include 1) Wagners sold lots 36,37,38 including 71 Crow Lane to Roger and Emily Mobley 12/8/25, 2) Harris sold lots 62,62,64 to Land Legends LLC Jan 2026 and 3) Carter sold lot 44 to Hopper 2/6/26.

Future Meetings

The 2026 Annual Membership Meeting has been scheduled for Saturday May 30 at 10:30am. Carol Venus has reserved a room at the North Hominy Community Center. The room will be open at 10:00am.

The meeting was adjourned at 8:03pm

Respectfully submitted,

Carol A. Venus, HROA Secretary