

Hunters Ridge (HROA) Board Meeting Minutes

January 28, 2025

Present: David Hudson (Pres.), Deborah Doty (Treas.), Bob Carignan (Vice Pres.), Carol Venus (Sec.), Fred Schilling (Member at Large), Mike Curry (Road Committee) Tim Creedon (Ex-officio), Ashley Long (ex-officio). The meeting was called to order at 6:40pm at the home of Fred Schilling. The minutes of the HROA Board meeting of October 15, 2024 were read and approved after a minor correction of a road name.

Roads Committee Report - Mike Curry

Haywood county will install a road sign at Duck Way.

Estimate for repairs of damage to Quail Ct and the road leading to it is \$9500. Terry McQuiddy and Barbara Schaefer (lots#12,16) have requested money from FEMA for this. HROA will cover costs of repair not covered by FEMA. Pete Stine's property (lot#21) needs fill dirt from water damage related to hurricane Helene.

During hurricane Helen there was water damage to lot #8 (James & Heather Smith). This damage is associated with a water pipe that has been there since the home was built. Mike Curry will meet with the Smiths to discuss improvements to the road or ditch and whether it would be appropriate for the HROA to help.

There was discussion about damage to roads to HROA 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 & B owned by HROA residents Bryan and Teresa Cooksey. The parcel is not within the HROA. It was agreed that HROA will require reimbursement for damages to HROA roads. There was consensus that David Hudson and Fred Schilling would schedule a meeting with the HROA attorney to discuss issues regarding access to the parcel. In addition, Fred Schilling will contact Haywood County to verify that the parcel is assigned a correct address that reflects that it is not part of the HROA.

Salt and sand treatment of icy roads could improve with installation of salt boxes that could be accessed while volunteer residents were standing up instead of bending over. Acquisition of an inexpensive salt spreader that could be towed by small vehicles would also be helpful. The Board agreed to this.

Ashely Long volunteered to work with Enrique Ramirez on the entrance sign and its surroundings.

Architectural Control Committee – Fred Schilling

There is no immediate need to build a road to access lot# 44 which is owned by Shawn and Julie Carter as they indicate they do not plan to build for 2 or more years.

Treasurer's Report - Deborah Doty

Discussion of SBA loan balance of 23,489.24 which could be paid off early with HROA funds on hand. There was consensus not to do this in 2025. Rather there was unanimous agreement that HROA will purchase a short-term CD with funds on hand. At the upcoming Annual Membership Meeting possible reduction in membership assessments will be discussed.

Secretary's Report – Carol Venus

HROA records now include at least one email and/or phone number for the owner(s) of each lot, with the exception of lot# 33 (Mackey Holdings). Records of the HROA Treasurer and Secretary have been synchronized. Carol Venus has compiled these into a contact list for hroasecretary24@gmail.com, which



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allows for emails to owners, as does the email feature in MoneyMinder. Owners will be given the option of sharing emails and/or phone numbers on the website hroagazette.com in the Members Only section, which currently shows only mailing addresses. Board members indicated they are agreeable to sharing their emails and phone numbers in this section.

Future Meetings

The next meeting of the HROA board was scheduled for 6:30pm on April 29, 2025 at the home of Fred Schilling.

The 2025 HROA Annual Membership Meeting was scheduled for May 31, 2025 at 10:30am. Carol Venus will contact the North Hominy Community Center to reserve space for the meeting. She will also notify members of the meeting. Preliminary agenda for the membership meeting will include need to increase participation of volunteers in HROA activities, discussion of amounts of future assessments, and discussion of snow removal and salt application on winter roads.

The meeting was adjourned at 8:57pm

Respectfully submitted,

Carol A. Venus, HROA Secretary