

HROA Board of Directors Meeting
March 7, 2022
6:30 PM

Attendance: David Hudson (Pres.), Tim Creedon (Treas.), Tom Proctor (Roads),
Nancy Proctor (Sec.) Karen Babcock (Member-at-large) Special Guest: Kim Creedon

Treasurer's Report - Tim Creedon

- Current assessment status: \$35,000 assessments received (HROA dues per lot \$700);
\$12,000 outstanding (some on prearranged installment plan)

NOTE: Bundling multiple lots for tax purposes does not affect separate "per lot dues".

- The SBA loan for \$45,000 has been approved at 2% interest rate.
 - FEMA requires a SBA denial to get "granted free funds"
 - \$45,000 was spent on road damage repairs / reconstruction due to Hurricane Fred
 - There is still additional related roadwork to be completed at an estimated \$25,000
 - Application for additional Grant money will be still available for submittal if more funds are required.
- NEXT move: 2/3 of Owners* must approve loan – HINT: we DO NOT want to mandate a SPECIAL ASSESSMENT to meet community needs!! Keep reading
 - *ACTION ITEM: David Hudson, HROA president to review and determine definition of Owners (is this per lot vote [eg 3 lots owned, 3 votes) or number bundled ownership [eg. 3 lots owned, just one vote]
 - ACTION ITEM: A "VOTE for loan" email/ single question survey will be sent to all owners. Nancy Proctor, secretary

Road Report

This winter's first snowfall was a doozy! The available snow removal provider failed to deliver. Manpower for many businesses and community's has been unavailable. Many thanks to our own residents Chris Ray and Tom Proctor for plowing us out with their newly installed ATV plow blades.

Discussion: These two residents could handle future snow removal at a fraction of the cost. Compensation for these services would be extended: vehicle and blade maintenance, labor and "yet to be determined" will be presented at a later date.

Remember, it is your responsibility to be prepared for mountain winters.

You should make prior arrangements for exiting the community by relocated car, ATV or mule if you cannot wait for plowing services.

What needs “roadwork” in 2022?

- A new home will be built on Quail Ct. later this year. Currently, Quail Ct. is not passable.
 - ACTION ITEM: Road manager, Tom Proctor, has requested guarantee of build – we don’t want to pay for an unused road
 - The job was quoted two years ago at \$26,000. Requote from JJ Construction will be pursued, plus an additional quote.
 - The cost is expected to increase at least 20% from earlier quote.
- Asphalt repair/expansion on the first 50’ of gravel on Raccoon, and repair asphalt and potholes on Dove Way.
- Fix all asphalt road “side support” to prevent road break away at edges. ACTION ITEM: T. Proctor : get bids
- Clean out all ditches
- Prep and gravel the muddy apron near the fence at the entry way. The Owner of that property has agreed to this to provide parking of cars and equipment on a TEMPORARY basis in case of EMERGENCY. ACTION ITEM: T. Proctor: get bids ACTION ITEM: D. Hudson to prepare a written agreement
- Grade and gravel all gravel roads; outdated quote at \$25,000
- In ground water diversion on Hawks View; previous installation was \$3,500 (expect a 20% increase)
- Erosion evaluation of repaired sites – some “failure” is occurring.
- Vegetation control: \$4,000 - \$5,000 each service (sometimes we need twice a year)
- Snow Removal: usually \$4,000 - \$5,000

The Road Committee estimates that will amount to \$76,000. The community can handle these costs, IF the loan is approved by “Owners”. If we choose to NOT approve, work will be delayed resulting additional damage to our community’s roadways and increased cost of repair.

Look for a “voting survey” in the near future.

ACC

Nothing to report

Other business....

Adjourn at: 7:28 pm

Respectfully submitted by the HROA Secretary, Nancy Uehlein-Proctor 262-443-0177

