

HROA Board of Directors Meeting
May 10, 2022
6:30 PM

Attendance: David Hudson (Pres.), Bob Carignan (VP), Tim Creedon (Treas.), Tom Proctor (Roads), Nancy Proctor (Sec.) Karen Babcock (Member-at-large)

The primary purpose of this meeting was to review Loan VOTE outcome and Loan status.

VOTE RESULTS

There are 72 lots in our community, resulting in 67 eligible votes, 2/3s of which is: 44 (votes needed to meet HROA By-Laws requirement - reference Article IV – section 6 of BYLAWS OF THE HUNTERS RIDGE OWNER ASSOCIATION, INC. [LINK](#))

Response	Total Votes	# of Lots	Votes
YES	26	1	26
49	14	2	7
	9	3	3
NO	2	1	2
2			

We have met the HROA requirements to finalize the SBA Loan.

So . . . here's **THE PLAN**

OPTION 1 - : take the SBA loan – we will then have the ability to make all repairs and complete annual maintenance of roads, snow removal and vegetation control immediately with the following changes

- Remove special assessment requirement
- Remove liability of Owners portion
- Address correction

OPTION 2 – REJECT LOAN and reapply to FEMA.

IN-THE-MEAN-TIME (The above described process could take a while)

Treasurer's Report - Tim Creedon

HROA's current financial holdings are \$55,000, not all assessments are paid.

Road Report

Tom Proctor (Road Committee Chairman) provided a detailed report of our road responsibilities and current issues, and with the elected Board, has made the following prioritizations.

BTW, he could use a few volunteers; thanks Mike Curry for taking care of the Salt Bins

L=Low M=Medium H=High

ITEM	Rank	Description	Comments	Cost est.
1	L	Tree trim at Entry	Bundle with item 9	bid
2	M	Water drainage at Robert's Drive	Clean up and rebuild	bid
3	L	Quail Ct. completion	"Low" because a commitment from soon to build property owners is pending	Currently have 2 bids that will require REBID.
4	H	Repair asphalt edges between Turkey Trail and Hawks View	Infrastructure support of the asphalt is decaying	bid
5	H	Install water diverter on Hawks View	Lack of water management is quickly destroying Owner property and road integrity	bid Previous installations cost \$3500
6	M	Dove Way asphalt repair		bid
7	L-M	& continue asphalt 1 st 100 ft of Raccoon Ct.	Bundle items 6 & 7	bid
8	L	Repair/replace? Guard rails	Or just tear 'em out?	bid
9	H	Vegetation Control We'll have a Community Roadside Work Day later in autumn, complete with bonfire social event!	Annual need - bundle with item 1 One time only in June	Usually \$5,000
10	H	Repair all asphalt edges	Infrastructure support of the asphalt is decaying	bid
11	M	Gravel Parking pad at Entry	Our non-HROA neighbor has given up on preventing parking on the grassy spot next to his fence at the Entry and has conceded to parking on a planned gravel insert.	bid
12	H	Grade and gravel all gravel roads	Annual need	Usually \$20k-25k
13	H	Repair landslide between McCulloch & McCracken		bid
14	FREE	- Hilltop Construction to repair landslide fix "failures". - Jason (a different contractor) to repair road due to construction/repair at Sypher property		

ACC

Nothing to report

THINGS TO DO

Nancy Proctor – paint entry sign “monoliths”

Tim Creedon – Organize Audit

Road Committee – get bids

Other business....

The **Annual HROA Membership Meeting** will be held this year in early August. Complete information (when, where, Agenda and Proxy form) will be available soon.

Adjourned at: 7:48 pm

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

If you have any questions, feel free to call me.