

June 10, 2023

Hunters Ridge Annual Membership Meeting Minutes June 3rdth 2023 at 10:30am

at the North Hominy Community Center, 2670 Newfound Road, Canton, NC 28716.

- Welcome to all from the HROA President.
- Quorum requirements met – 20 lot owners present and 5 proxy votes
- Reading of the 2022 Membership Meeting minutes was waved
- YTD Treasurer's report
 - Current HROA Treasurer, Tim Creedon announced replacement request.
 - Review of 2023 proposed budget
 - 89% - 92% of assessment dues spent on roads, insurance, attorney fees and website.
 - Loan repayment begins in December.
 - 2023 Budget approved unanimously
- Committees Reports and request for additional volunteers for committee service
 - Audit Committee report – Deb Doty reported that all financial data was reviewed and accepted.
 - Road Committee report – Committee Chairman requested replacement; Mike Curry will lead Road Committee- transfer of information/history is scheduled.

2023 Road Budget Request

1.) Build-up of Quail Ct.	\$38,000.00
2.) Asphalt	\$10,000.00
a. 100' of Raccoon	
b. Repair Dove Way, cracking and potholes	
3.) Grade and gravel all gravel roads.	\$18,000.00
4.) Install water diversion on Hawks View just above Hunters Ridge. Water runoff is washing away Stein property.	\$?
5.) Vegetation control	\$5,000.00 x 2
6.) Snow removal	\$4,000.00
7.) Misc, salt, salt boxes, etc...	\$1,000.00
8.) Land Slide (between McCracken/McCullah, Gill Property)	\$11,000.00
9.) Erosion on culvert at entrance	
10.) Re-establish Coyote La	\$10,000-\$20,000

- ACC Committee report – Current Chair, Karen Babcock is departing; Fred Schilling and Bob Carignan were voted unanimously to continue ACC activities.
- Directory – no volunteers to spearhead creation. Contact information publication in the secure Members area of the website will be pursued. You may “opt out” – please, contact the HROA Secretary via the info@HROAGazette.com

- Secretary, Nancy Proctor was replaced by volunteer Carol Venus. All in favor!!
 - Open floor to Members/Owners for discussion of any other issues
 - Carol Venus:
 - a) What is the new road going beyond Cooksey's property? Answer/discussion: private property owned by Cooksey's. Not for HROA use.
 - b) Is there any activity regarding the Barnes large "parcel"? No indication of a subdivision is known.
 - Ben Williams: Is there currently an effort to get Spectrum service in the rest of HR? Answer/discussion: No, two years ago we approached Spectrum for an installation quote - \$78K; not doable!
 - Neil Earnhardt:
 - a) When will the Entry culvert damage be repaired? Answer/discussion: The repair to be completed next week.
 - b) Concern about Quail Ct., Hunters Ridge and their driveway intersection; access/visibility. Is a mirror appropriate? Tom and Nancy volunteered to evaluate the issue.
 - c) Concern regarding trench for power lines alongside Quail Ct. Answer/discussion: EMC will be responsible to repair any damage to the road.
 - d) Renters in lot # 8 - disturbance of nearby owners:

Discussion: Barking dogs, noise, multiple families in residence reported, kids on motor bikes in street and ATV crash on Worley Cove.
- President, David Hudson explained there is no recourse for the Association to pursue; the owner has been contacted many times and has no interest in evicting renters. Secretary, Nancy Proctor had a conversation with the owner last year: he's willing to sell the house and new owner can evict! Q: HOW MUCH DOES HE WANT?? I'll call him and ask.

You may contact the Renters directly:

Nataliya Zadneprovskiy

828-708-2879

- Adjournment 11:20 am

Regards,

HROA Board of Directors

David Hudson, President

Tim Creedon, Treasurer

Bob Carignan, Vice President

Nancy Proctor, Secretary and Webmaster