

August 6th, 2022 Hunters Ridge Annual Meeting

In attendance: 21 Proxys: 7 Quorum reached

- **Welcome** from HROA President, David Hudson. Introductions all around from the HROA Board and attendees. Welcome to new members Barbara (and Teri, not in attendance); Quentin and Brooke Burns/Davis; Bob Keshock, Charles and Nancy Brandau and Deanna Kirton. Great crowd – so-o-o good to see y'all !
- Reading of the **2021 Annual Membership Meeting minutes** was provided by the Board Secretary, Nancy Proctor. It was accepted unanimously.
- **Treasurer's Report** (Tim Creedon)
 1. The 2022 budget is in good shape due to lower spend in 2021 contingent on the anticipated funds from the SBA loan being received.
 2. 2020 Audit was completed by Tom Proctor, Dick Thornburg and Debra Doty- They reported that the financial records were reviewed and in perfect order.
 3. The \$25K SBA Loan has completed processing – 15 years at 2% interest (\$182 monthly payment); the Association now attempt the FEMA application as well.
 4. The proposed 2022 budget of \$78k for roadwork, vegetation control and water management was presented; a motion was made and seconded to accept the presented budget. The vote passed
 5. The majority of funds has always usually been spent on road maintenance, legal fees and insurance. The main spend this year will be Quail Court construction, gravel roads and vegetation control.

Question from the floor: Mike Curry

Will there be an assessment reduction in the future?

The Board will consider this request at the next quarterly Board Meeting.

Question from the floor:

What happened with the snow removal botches this year?

The Board has reviewed the failures and recognizes a need for a committee to organize "community snow action". A motion was made and seconded to form a committee to evaluate snow removal needs.

Many thanks to Chris Ray and Tom Proctor for their efforts to free us from the mountain snow accumulation early this year!!

COMMITTEE(S) REVIEW

✓ **2022 Roadwork Review** (Tom Proctor)

Road Plan was briefly reviewed. For details reference <https://www.hroagazette.com/roads>

A motion was made and seconded to accept presented roadwork for 2022. The vote passed.
(Please see separate document)

✓ **ACC Committee Report**

Barbara and Teri expect to begin their home construction on Quail Ct. late this year.

- ✓ **Entry sign maintenance:** A committee of volunteers must be established to continue maintenance of the weeds and general appearance (Glennis and Gary Szyper have moved away.
 - ✓ **Volunteers would be greatly appreciated.** Volunteers please contact

the Board via <http://hroagazette.com>

- ✓ **HROA Social Events:** Our recent “get together” at the BearWater Brewery was a successful event – it was great to meet new owners! Volunteers are needed to form a true committee to continue this priceless socialization! **Please contact info@hroagazette.com** There was some discussion of possibly combining a social event with a community cleanup day.

➤ **HROAGazette website** (Nancy Proctor)

80% of Users are viewing via mobile devices. The Webmaster, Nancy, will take special note of cell viewing programming and continue to adjust the website as necessary. Although a new Secretary is needed, Nancy will continue to maintain the HROA website.

➤ **Noise and Safety issues in our community**

Issues include:

- ✓ Unsafe dirt bike and ATV use by numerous children
- ✓ Damage to roads and owners properties.
- ✓ Dogs - loose, inhumanely confined and barking late at night. County/State authorities have been consulted and further reports may be made by any residents who believe the law is being violated.

These issues can be addressed directly by being a good neighbor. Call or visit the perp and discuss the situation.

- ✓ Cyprus trees (at entry) need trimming
- ✓ It was suggested that a mirror system be added at the sharp turn on Hunters Ridge. Estimated cost \$300 (plus maybe more due to supply chain issues)

- **HROA Directory** (contact information) was addressed, again. A survey was circulated in 2021. Results: There were only 13 responses; of those 13, 2 chose to NOT participate (privacy) The Directory effort was discontinued.

A motion was made and seconded to create a directory containing residence\owner contact information: Phone #, email, mailing address, family members, and vehicle description(s) were suggested. (Please see separate example document) You will have 90 days to communicate your “opt-out”; if you do not respond, your information will be included. Certain owners raised security/privacy concerns regarding inclusion of owner telephone numbers and regarding online publication of directory vs direct distribution to owners. It was agreed that telephone numbers will only be included for owners who specifically opt in to that inclusion.

NOTE: Currently, no personal/owner contact information is given out without explicit consent from the person needing to be contacted. Your Secretary is not a trained arbitrator!

➤ **Amendment of By-Laws**

A Committee should be formed to review HROA By-Laws and Covenants. Volunteers please contact the Board via <http://hroagazette.com>

Consider:

- Noise
- Animals
- Trespassing
- Construction damage to roads
- Safety issues
- And MORE

Adjournment: A motion was made and seconded to adjourn (11:32 am)

Prepared by HROA Secretary, Nancy Proctor