

HROA BOARD MEETING MINUTES 11 NOVEMBER 2017

The HROA Board meeting of 11/11/2017 was called to order at 6:41 p.m. Present were:

Ray Krych, President
 Tom Proctor, ACC Committee Member
 Nancy Proctor, Secretary
 Michael Norboge, Road Committee Chairman
 Tim Creedon, Treasurer
 Fred Schilling, Member at Large

• Welcome

- Thanks extended to Fred for joining the HROA board

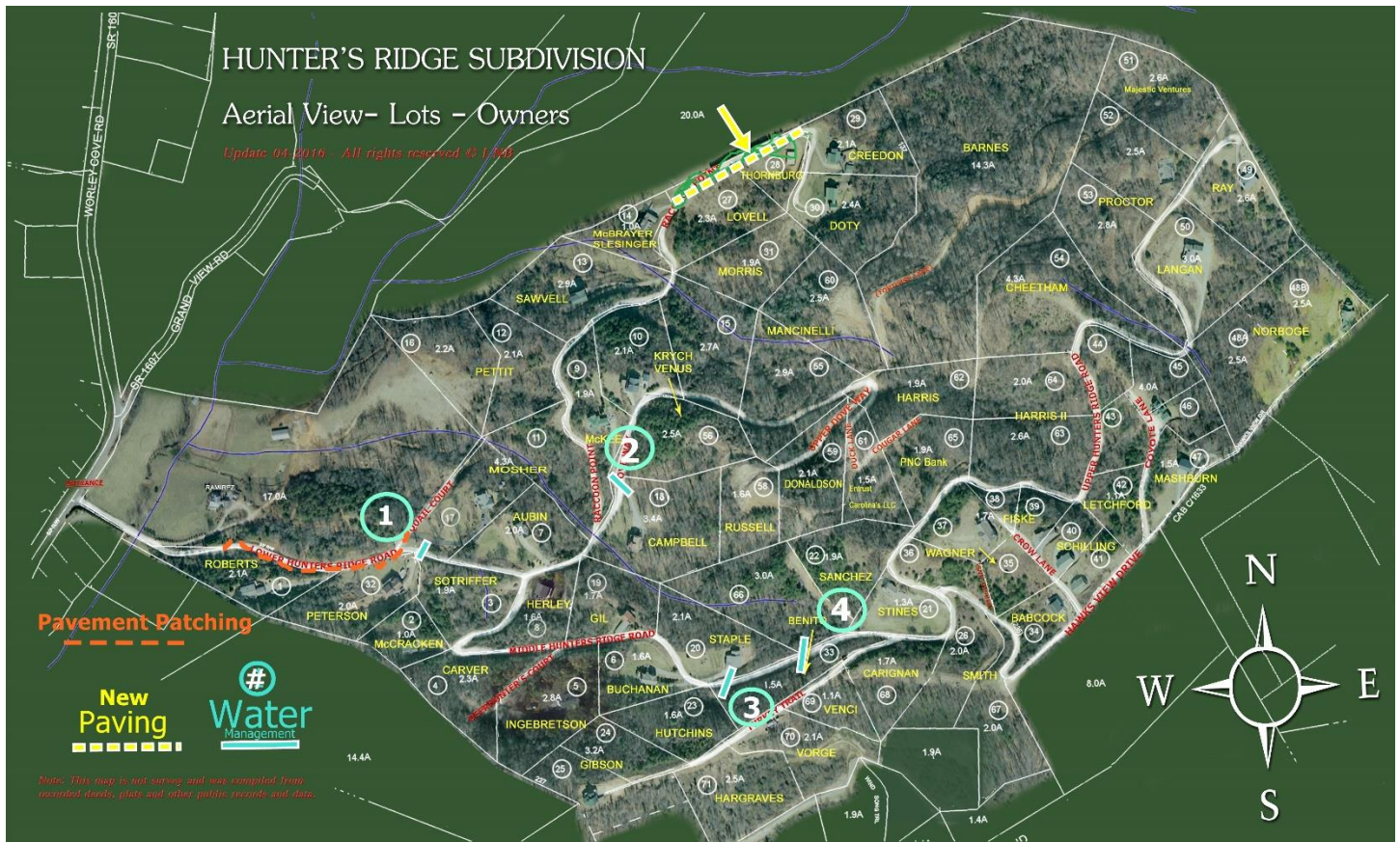
• Financial Report YTD (T. Creedon)

- Review of 2017 (Current budget - to Dec. 31st)
 - i. All fees up to date (see lien status)
 - ii. Under budget
 - iii. Miscellaneous = website and internet fees

• Roadwork (M. Norboge)

- 2017 Roadwork status (scorecard)
- Review: 4 year plan (Emergency Plan) We're at the end of the 4 years!
 A lot was accomplished and one thing left undone.

Target	Description	Grade	Comments
1	Gravel road improvements	A	Huge improvement from 4 years ago
2	Water maintenance Motion to revise 3 drains to 4 and change location (T. Creedon; seconded by F. Schilling; motion passed	B-	•no areas in peril of catastrophic failure •ditches still filling •four new drains to be installed; 3 were budgeted (2 on Hunters Ridge to replace "bumps"; 2 on Raccoon Pt. due to new pavement). Raccoon, it turns out, doesn't need water diversion. Plan now to replace diverter "bump" with drain above lower Hunters Ridge and Dove Way. •(see map) •Mr. Norboge negotiated a reduction in fee (\$1800) for water diversion work (to be completed over winter at request of Provider); thanks Michael! Spend to occur from 2017 budget; clearing of ditches planned in exchange
3	Vegetation Maintenance	C+	Big stuff was managed this year; recommendation of 2X a year vegetation cut
4	Entry pavement	Pending	We have not made it all the way to the entrance; some patching was accomplished however (\$4k); Raccoon got asphalted instead (a definite necessity – this work gets an A+)



- **Plans for 2018** (Roadwork continued)

- \$30K for additional asphalt to complete paving and \$7-9k for gravel; snow removal costs; ditch clearance etc.
- Noted that some improvements will be forever ongoing
- Estimated \$45k annual road costs

- **2018 Assessment Fee** (President leads the conversation/discussion)

Review - roadway maintenance; motion (T. Creedon) to keep the annual assessment fee at \$700; seconded (F. Schilling) motion passed

- Time to send out Assessment Billing

Tim to create documentation; return envelope to be included; Ray to assist on envelope stuffing; postmark by November 30th

- **ACC report**

- The only approved build is R. Carignan (lot 68)
- Update on Barnes parcel: reduction in asking price; anticipated legal expenses for contract review to be moved to 2018 budget (motion made by T. Creedon; seconded by F. Schilling; motion passed)

- **Salt Box program**

Question: Do we have enough daily traffic to have an assigned person to apply salt? No complaints – discussion followed

- HROA will provide salt boxes again this year; Tom Proctor will survey weather and place salt as needed.
- **ALL RESIDENTS ARE ENCOURAGED TO APPLY SALT TO ICE AS ENCOUNTERED**

- **Status of liens filed**

- Lot #44
- Lots #33 & lot 66

Request to lawyer for status update; upcoming (T. Creedon)

- **Weather Watch and Plowing:**

Tom Proctor to assume weather watch responsibilities (reference Salt Box Program)

- **HROA Social Events**

- October 2017 Social event at BearWater Brewery was a huge success.
- Quarterly Events are in planning; Any suggestions from HROA Members? Where

shall we meet next quarter?

Suggestion #1: Bowling League (or beer and bowling party); Mohawk hair required)

- **Creating a HR resident directory**

- Discussion: hard copy with photographs; invasion of privacy?
- Nancy to send out "voting ShoutOut"

- **Other business**

- Review and update Bylaws in 2018; revisit this in a later meeting

SIGNS to be posted and email to be sent when winter roadwork timing is established