

HROA SPRING MEMBERSHIP MEETING
MAY 23, 2015

The **HROA Spring Membership Meeting** was held at the North Hominy Community Center on May 23, 2015. Board members present were: President, Ray Krych; Vice-President, Dave Clark; Treasurer, Tim Creedon; and Secretary, Libby McKee. The President announced that a quorum was met for the meeting, with 16 members present and 15 proxies, for a total of 31 members represented. The meeting was called to order at 10:07am.

The Board welcomed a number of new owners, and everyone present briefly introduced themselves.

The Minutes from the 5/31/14 Membership Meeting were read and approved as read, with some brief questions about items in the minutes being answered by the President.

The **Audit Committee** presented their report. No discrepancies were found and it was recommended that the data should be approved as submitted. A motion was made and seconded to accept the Audit Committee report. It passed.

The **Treasurer's Report** was presented. HROA revenue is incoming, but there will be a negative cash flow as a few members are still making payments on agreed plans. A positive cash flow will be maintained throughout the year between the payments coming in and the Reserve Fund. A motion was made and seconded to accept the Financial Statement as presented it passed.

The **Road Committee** Chairman, Michael Norboge, gave a brief explanation of the 4-Year Roads Project for the new members. He discussed the improvements that were done in Year One (2014) and the proposed work for Year Two (2015): asphalt on the middle of Hunter's Ridge and the curve on Raccoon Pointe to prevent further erosion, grading and gravel on Raccoon, upper Hunter's Ridge, Deer Hunters Court, and Hawks View. There will be a 2" layer of gravel rather than the preferred 3" due to budget constraints. Year Three (2016): finish asphalt on paved sections of Raccoon and Dove Way. Year Four (2017): finish asphalt on top section of lower Hunter's Ridge. The gravel roads will receive new stone as necessary each year, as well as managing storm water runoff by replacing current water diverters with inline drains in the sections that are getting new asphalt. Fall vegetation control will also continue each year.

The question of the original roads conditions was asked of the developer, who was present at the meeting as a lot owner. He stated that the original roads were built to standard and passed all inspections, but had no maintenance by the HROA for 10 years. This was followed by a year of extremely severe flooding in a short amount of time and took its toll on the roads.

Questions were asked about the future of Raccoon Pointe road conditions, and how HROA might finance continuing improvements to the sections where gravel meets concrete – the owners want a firmer surface to prevent wheels spinning. There was discussion of "tar and chip" - BST – and it was noted that is not possible on gravel. Further discussion led to the Roads

Committee Chairman offering to look into costs, but it will be up to the Board in 2018 to determine if it is to be done and how to fund the project, while maintaining what has been improved. The cost to pave from the top of the concrete to the Creedon's house at this time would be \$12,000, and is not in the Roads Project budget.

There was also a lively discussion about the dust from the gravel roads compromising enjoyment of being outdoors much of the day. A group of owners volunteered to form a committee and look into possible solutions and how to pay for them. It was proposed to roll and grade 2 or 3 times, but again, a way to fund the extra work must be found. It was suggested that driving slowly on the transition areas would help preserve the road, and the Board agreed to place signs to that effect for delivery drivers and visitors. A motion was made and seconded to form a committee to follow up on suggestions to research gravel roads options. It passed.

A motion was made and seconded to accept the Roads Committee Chairman's Report. It passed.

A **Proposed Budget** for 2015 was presented. A motion was made to ratify it, and was seconded. It passed.

The **Nominating Committee** presented the proposed slate of candidates up for **election** to Board positions: Deb Doty for the position of Vice-President, and Libby McKee for Secretary. No nominations were made from the floor. A motion was made and seconded to close the nominations. It passed. The vote was taken and the candidates were voted in unanimously. The President thanked the outgoing Board members for their service.

The **Architectural Control Committee** reported on the completion of the projects that have been proposed this year.

New Business:

A preliminary **survey asking about internet services** was handed out. There is a distinct lack of available high speed internet for new owners, as AT&T is upgrading to fiber optic cable and is putting all DSL requests on a waiting list for what is now available. Satellite is very expensive and not reliable, and Charter will not run new lines for cable access unless it is within the 600 yard limit. New owners are wanting to know what current owners are using, and are hopeful of working with Haywood County in their effort to improve rural high speed internet access.

New owners were asked where they could dispose of large amounts of brush and removed trees –White Oak Landfill. They also wanted to know the road right-of-way so they could plan to replace an existing fence – 30' side to side/15' from center of the road.

There was discussion about the blind spot at the entrance to Hunter's Ridge. The Roads Committee Chairman will see if the state will put up a mirror at that location.

The meeting was adjourned at 11:38am.