

HROA Board of Directors Meeting
March 29, 2023
6:30 PM

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

The December 2022 Board Meeting minutes were read and approved.

The Annual Hunters Ridge Owners meeting will be held on June 3rd, 2023

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

You will receive an agenda and additional information by the end of April

Our Bylaws state that (under normal conditions) the membership elects the President + Treasurer + Member-at-Large on even numbered years, and Vice-President and Secretary on odd numbered years. To synch with these requirements the following re - election years will be observed:

President – 2024

Vice President - 2023

Treasurer- 2024

Secretary- 2023

Member-at-Large/ACC Chair- 2023 (moved up a year due to vacancy)

Volunteers, please contact a Board Member if you are willing to represent your community.

Thank you Lynn Ray, for volunteering to maintain the entry sign and flora.

Treasurer's Report - Tim Creedon

- Assessment status is reasonable. . . 2 unpaid

NOTE: Bundling multiple lots for tax purposes does not affect separate "per lot dues".

- The SBA loan \$\$ is now available. Repayment will begin in June 2023 (\$181/month)

Action Item: Treasurer will set up a cash flow "chart"

- The 2022 Audit has been completed (*Action item:* Tim to send copy to Secretary)
- A motion was made and seconded to approve the 2023 Budget.

Road Report - 2023

Quail Court improvements are underway.

PLANNED WORK FOR SUMMER AND FALL

- Fix asphalt on Raccoon / Dove Ct. (\$?)
- Grade and gravel all gravel roads. (\$10,000)
- Vegetation control: estimated at \$10,000

- Get quotes for additional landslides.
- Erosion at new culvert at Entry will be repaired by original Contractor
- Snow Removal: usually \$4,000 - \$5,000

SNOW PLAN: Chris Ray, Tom Proctor and Fred Schilling will establish a snow removal committee. Participants will get reimbursement for gas, plow maintenance and repairs.

ACC

Owners of lots #26, 67 have completed the build of a pre-fab shed to be used as an artist studio.

Adjourn at: 7:10 pm

Respectfully submitted by the HROA Secretary,

Nancy Uehlein-Proctor 262-443-0177