

Hunters Ridge Owners Association Board of Directors Meeting

The HROA Board meeting of 2/8/2018 was called to order at 6:42 p.m.

Present were:

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

1. Treasurer's Report

- YTD finances: budget vs. expenses are accounted for and balanced
- YTD 2018 Assessment collections
 - i. YTD collections: good; expect collection of all fees except two abandoned properties
 - ii. Audit committee needed: Members will be approached again

2. Road Committee Report: Discussion of 2017-2018 YTD roadwork

- Review of progress to date: Status of 4-year Roads Improvement Project
 - i. Near completion (actual interval = 5 yrs)
 - ii. Update re: rainwater runoff drains installation and costs - weather delay, a week maybe - work will begin daily at 8:30 am week of 2/19 if weather permits
 - iii. Projected 2018 roadwork
 - iv. Road maintenance and improvements need to continue
- Snow and ice management: New contractor and new costs
 - v. More snow than last year; new contractor is more expensive than last contractor; see Financials - \$4K this year; budget was \$3600
SUGGESTIONS: Have a fundraiser?
- Projected road work (including maintenance/upkeep) for 2018. See Roadwork Plan 2018
 - Paved roads
 - Unpaved (gravel) roads
 - Vegetation Maintenance: Have received two Vegetation Maintenance Service inquiries. Will get quotations for comparison.
 - Need trimming of Cyprus trees throughout - encroaching on roadways
 - Repair of guard? Tom Proctor to get quote.
 - Motion to accept roadwork proposed budget (Fred) and seconded (Trisha)

3. Spring Membership Meeting to be in April or May 2018

- Bylaws state that eligible members be notified: by email, no fewer than 10 days, and, if by USPS mail, no fewer than 30 (nor more than 60) days prior to the meeting date.
- Bylaws state that the Board shall provide Membership with a meeting notice within 30 days of the Board adopting a proposed budget.
- Elections will be held at the next Annual Meeting

4. Elections at Annual Membership Meeting for three Board of Directors Positions:

- i. Member-at-Large
- ii. President
- iii. Treasurer

Nominations Committee to be recruited/appointed by Board (bylaws state must be appointed at least 60 days before election, and must report to the Board no later than 30 days before the election).

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5. Calendar

Feb 21 = nominating committee established . . . tentative: Michael Mashburn, Kim Creedon, and Carolyn Gibson

March 15th = next board meeting

March 21st = annual mailing completed

April 21st = Annual HROA Spring Membership Meeting

6. HROA's best utilization of services of attorney Sam Hyde (tabled for later discussion)

7. Discussion of possible addition/modification to HROA Bylaws

- to address issue of Short Term Rental policy for the HROA

Do we need Legal advice?

- Nancy to research - check NC rules, other HOA; deposit or fee
- Question / discussion at Annual Meeting
- Change By Laws - consider allowing "manufactured home"?

8. Upcoming HROA Social Activities...Trisha volunteered to scout for next event

9. Resident HR Directory status...12 responses to survey by email RESULTS: 2 nay, 10 yes; example shown (see attachment)

10. Other business...

- Member inquiries
- Realtor inquiries

Adjournment: 8:36 pm