

HROA Board Meeting Minutes Wednesday, August 25, 2016

The HROA Board meeting was called to order at 6:37PM. Present were: Ray Krych, President; Deb Doty, Vice-President; Tim Creedon, Treasurer; Tom Proctor, Member-at-Large; Michael Norboge, Road Committee Chair

Agenda items addressed:

1) Secretary for this meeting today 08/25/16

Deb Doty was designated as temporary Secretary for this meeting today.

2) Approval of Minutes of last HROA Board Meeting (05/05/16)

- Motion: Approve minutes from May 05, 2016 board meeting
- Vote: Motion carried
- Resolved: Minutes from the meeting on May 05, 2016 approved without modification

3) Treasurer's reports

Unpaid lot assessments are \$2,700.

The Treasurer's report as of 08/25/16 was presented, indicating YTD income and expenses. Also presented was a Statement of Financial Activity for 2016. The reports indicate we are on schedule with our projected budget for the year.

The bank offered the HROA Treasurer a debit card for HROA expenses. The pitfalls of debit cards was discussed and it was determined that a credit card would be a better choice.

4) Additional Insurance coverage

Tim Creedon presented several options for additional insurance coverage for HROA. A motion was made and seconded to purchase an umbrella policy for \$1million that would cost \$587 annually.

5) Contract from Bill Cannon

The Board is looking for a basic contract to enter into with contractors that do work for HROA to memorialize expectations of cost and work to be performed. It was determined that the contract sent by Bill Cannon would not meet the Boards needs and that a simple contract may be found elsewhere.

6) Road Committee Report

Michael Norboge briefly summarized the grading and gravel work that was completed recently. He discussed the upcoming paving and BST work to be done soon. The Board discussed that it is important to continue with the 4-year plan as originally presented, focusing on repairing areas that are in particular need of attention, along with flexibility to address any additional road problems as they may arise (e.g., damage from inclement weather). It was also agreed that while the 4-year plan is an excellent beginning, the HROA Board also needs to prepare for the future of our community, which will include not only budgeting for needed ongoing maintenance and repair, but also to be aware of the potential need for development and maintenance of additional roadways in the subdivision depending on future growth levels. It makes good sense for the Association to anticipate future ongoing management of our community roads, which will be addressed by this Board as well as future Boards.

Michael Norboge mentioned that vegetation management was performed once a year in the Fall, but that it would be better to do it twice a year if finances permitted.

5) Strategies for recruitment of a Board Secretary

Members discussed the need for a Secretary but did not come up with a strategy.

6) HROA Website

Isabelle Norboge who usually maintains the website is out of the country on an extended stay and has not made any updates to the website. Tim Creedon and Tom Proctor mentioned that they were not getting emails addressed to the HROA email. Michael Norboge said he would check with Isabelle when he spoke with her.

7) Road Signs

Tim brought up a request for stop and yield signs at the intersection of Raccoon Pointe and Dove Way, and the intersection of Hunters Ridge and Raccoon Pointe. It was concluded that the signs were not necessary.

The meeting was adjourned at 9:33PM.