

HROA BOARD MEETING
11/3/14

The Board meeting was called to order at 6:34 p.m.

Present were:

Ray Krych, President

Dave Clark, Vice President

Tim Creedon, Treasurer-elect

Libby McKee, Secretary

Tom Proctor, Member-at-Large - via phone

Michael Norboge, Road Committee Chairman

Bill Gibson, Snow Removal

The minutes were read and accepted as read.

A motion was made to appoint Tim Creedon as Treasurer. The motion was seconded and passed.

The President presented the Treasurer's report.

Michael Norboge reported that the roadwork for 2014 has been completed. The section of Hunter's Ridge between Turkey Trail to between the Staples' and Buchanan's was \$2100 over budget due to a second section that required digging out and patching. The gravel roads repairs were under budget by \$500. The ditch work on upper Raccoon Pt. was completed, but the repairs to lower Hunter's Ridge were unable to be done due to the main ATT cable for the neighborhood being in the way. Bellsouth was contacted and offered no help. Michael Norboge will contact the Public Utilities Commission in an effort to determine the best way to proceed with the necessary road repairs.

The proposed work for 2015 will consist of several inches of asphalt on the curve of Raccoon Pt where the mailboxes are, and completing as much as affordable of Hunter's Ridge from the Buchanan's down to the stop sign.

A motion was made to maintain the \$700 per lot assessment fee for 2015. The motion was seconded and passed.

There was discussion on whether to use Clampett's or Caldwell Trucking for our snow removal needs this year. Clampett comes in the order of calls received from all his clients, Caldwell says they start within 3 hours of receiving a call. Caldwell's price is \$550 per call (for up to 8" of snow) plus \$50/bag of salt used. Clampett was paid \$480 and \$640 the last two times he was here last year, but no breakdown of the expense was available. Bill Gibson will follow up with Clampett to get a price breakdown for comparison and report to the President as soon as possible.

There was discussion about the "e" in Pointe of Raccoon Pt. The Post Office says it is there, a real estate lawyer told new owners that there is not. Tim Creedon will investigate further to determine which is legally correct.

2015 Estimated Budget was discussed. It will be presented at the Spring Membership for ratification. The meeting will be scheduled for April or May, and at that time the Board can budget for road work based on paid assessments.

It was reported that the purchasers of the Ashley lot will pay the pro-rated Assessment Fee for 2014.

The Board has not received a response from Bill Cannon to the letter sent requesting an explanation of why the liens on the Ashley lot were improperly filed after his office they were done the way he told us to. The Board discussed changing legal firms for the HROA.

Communication was received from Susan Neuhart by some of the Board. It will not be responded to per request from Hans Neuhart that the Board not answer any of his wife's emails.

The Treasurer will send out the assessment reminder to all members of HROA prior to Nov. 30, 2014. The President will meet with the new family on Raccoon Pt. and find out to whom the assessment letter should go, due to the rent-to-purchase situation.

The ACC has given permission for work to proceed as proposed by two new owners.

Bill Cannon's advice to not register the HROA by-laws with the county clerk was discussed. It was decided to not do so at this time, and to get further advice from the new lawyer should we change legal firms.

The meeting was adjourned at 8:06 pm.