HROA Board Meeting Minutes
Wednesday, February 24, 2016

The HROA Board meeting was called to order at 6:36pm. Present were: Ray Krych, President; Deb Doty, Vice-President; Tim Creedon, Treasurer; Tom Proctor, Member-at-Large; Michael Norboge, Road Committee Chair; Isabelle Norboge, Communication Committee

Agenda items addressed:

1) Secretary for this meeting today 02/24/16

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

2) Approval of Minutes of last HROA Board Meeting (11/2/15)

The minutes of the 11/2/15 meeting were read. A motion was made and seconded to accept the report.

3) Treasurer's reports

The Treasurer's report as of 12/31/15 was presented, indicating YTD income and expenses. Also presented was a proposed cash flow budget for 2016. The reports indicate we are on schedule with our projected budget for the year. A motion was made and seconded to accept the reports as presented.

There was discussion about late dues and lots in foreclosure and how to obtain the dues for them.

4) 2016 Four-Year Road Improvement Project plan/projections

Michael Norboge briefly summarized the work completed last year in the 4-year roads improvement plan. He presented 2016 projections for the gravel roads work plans, storm water management plans, vegetation management plans, and snow removal plans, along with projected costs for each item. The Board discussed these options at some length, with agreement 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.

5) Board requirements for Certificates of Liability for all HROA service providers

The Treasurer has received all certificates and will maintain the file.

6) Audit Committee

The Board shall appoint an Audit Committee which shall meet to verify the accuracy and acceptability of the financial records to include receipts for expenditures, deposits and expenditures of bank statements versus the deposits and expenditures of the financial ledger, the records associated with special assessments regarding expenditures and income. HROA members will be solicited and three members will be selected. They will meet to review the financial records and their final report will be presented to the Board.

7) Nominating Committee

The Board shall appoint a Nominating Committee of three members that shall seek volunteers who are interested in serving on the Board in a position to be elected. There are three positions that are up for election; President, Treasurer and Member at Large. The Road Committee Chair volunteered to be the chair of the Nominating Committee and will solicit two more HROA members to sit on the committee.

8) Secretary Replacement

The Board will work to find a Secretary replacement to complete the term ending in 2017.

9) Traffic Mirror

The traffic mirror has been installed and appears to be working as designed.

10) Rentals

There was some discussion regarding home rentals in Hunters Ridge. The Member at Large will do some research on the topic and report back to the Board.

11) HROA Entrance sign

The Hunter's Ridge sign at the intersection of Hunter's Ridge Road and Worley Cove Road is in need of some maintenance and repair and may need attention soon. The Road Committee Chair's recommendation of a possible modification to widen the roadway at the entrance to the subdivision would not be possible under current budget restrictions. Further review is needed before action will be taken. For the near future the Board will monitor the sign's condition.

12) HROA Internet status

It is the goal of the Board to make high-speed internet access available to all HROA members who desire that service in their homes. Charter is preferable where it is available. Members who have SkyRunner have been pleased with service and reliability therefore SkyRunner is a viable solution where Charter is unavailable.

Adjournment:

The meeting was adjourned at 8:46pm.