

HROA SPRING MEMBERSHIP MEETING

May 7, 2016

The **Hunters Ridge Owners Association Spring Membership Meeting** was held at the North Hominy Community Center on May 7th, 2016. Board members present were President Ray Krych; Vice President, Deb Doty; Treasurer Tim Creedon and temporary Secretary, Nancy Proctor.

The quorum requirement was met. There were 13 attendees, and 11 proxies, for a total of 24 eligible owners present or by proxy. (19 were needed for a quorum.) Everyone present briefly introduced themselves.

Reading of the minutes from the 5/27/2015 Membership Meeting were waved and approved as provided.

The **Audit Committee** representative, Karen Babcock, presented their report. No discrepancies were found and it was recommended that the data should be approved as submitted. A motion was made and seconded to accept the Audit Committee report. It passed,

The **Treasurers Report** was presented by Tim Creedon. The 2015 financial statement was reviewed, and the YTD financial status was presented. Also, the 2016 Proposed Budget was presented, Income (revenue) is expected to be 51k.

- Road maintenance
- Expecting lack of payment from a few members

The financial statement was accepted and will be filed for audit

The **Road Committee Chairman**, Michael Norboge,

Year three of the Four-Year Plan to bring HRO roads up to standard: Repair of gravel and asphalt roads. 2/3 of the HROA budget is consumed by maintenance. The community's paved and gravel roadways were reviewed. Review of water drainage installed during 2015.

In 2016, we will pick up where we left off and repave beginning in June. DSD addition to improve traction. Budgeted at \$26k. Cracked roadway will be repaired and the discussed eroded road will be corrected by the community to divert these repair funds towards additional gravel.

Gravel placement will concentrate on Hunters Ridge and Raccoon roads.

Other expenditures, unpredictable snow removal and vegetation management are budgeted.

Total proposed HROA Road Maintenance Cost for 2016 \$50,000+

Question raised by Member A: Will the roads that are worked on in 2016, degrade by next year? Questioning the value of continually repairing moderate road damage and should effort be concentrated on those that are really in poor shape (pave gravel roads).

Question raised by Member B: What would the cost be to pave all roads? \$200k estimated.

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Discussion: Estimation - Raccoon Point paving and water diversion would cost \$17,000. Diverting \$3400 funds from Hunters Ridge project would not provide adequate funding.

Lively discussion continued regarding planning and implementation of future road maintenance. Michael calmly explained the life cycle of paved roads, the effect of water penetration and ice.

Discussion regarding the increased assessment fee extension – emergency mode continues. When is “maintenance mode” attained?

The plan for 2017 is to continue paving to the entrance.

A motion was made and seconded to accept the Roads Committee report. One “nay”,

A **Proposed Budget** for 2016 was presented. A motion was made and seconded to ratify it. It passed.

The **Nominating Committee** presented the proposed slate of candidates up for election to Board positions.

Candidate for President: Ray Krych

Candidate for Treasurer: Tim Creedon

Candidate for Member at Large: Tom Proctor

Motion was made and seconded to accept the Nomination Committee's recommendation: accept slate of the three nominees. Vote was taken and passed.

Candidate for Secretary, recently vacated, is under consideration.

The **Architectural Control Committee** reported.

New Business:

None

The meeting was adjourned at 11:18 am.