



HUNTERS RIDGE

EST. 1988

# Hunters Ridge Homeowners Association Annual Meeting Minutes

Wednesday, March 12, 2022

Zoom - 6:30pm

1. **Call to Order** – Introductions of Board of Directors Present

<u>Board:</u> Pete Weiler	Steve Klett (Absent)	Tianyi (Tim) Chen
Alyson Miller	Durgaprasada Kalluraya	Dale Valach
Sabrina Zelezniak		

Residents:

Dave Macleod	Vince Holt	Ron Piazza	Diane & Rob Tanner
Eric & Deborah Wise	Leigh Taylor	Maxim Ivanitskiy	Umesh Loganda
Cristin Cavanaugh	Shaun Miller	Wael & Kelly ??	Jerry Balamucki
Tim Schroder	Holly Vance		

2. **Proof of Notice** – Emails & Facebook

3. **Verification of Quorum** needed to hold Annual Meeting (5% of homeowners = 6 units)

- a. Quorum requirement satisfied.

4. **Review 2021 Annual Meeting Minutes** (copies provided)

- a. Dale moved that the minutes be accepted as written,
- b. Sabrina seconded the motion that was unanimously approved.

5. **Reports of Officers**

- 2021 Review; President (Pete Weiler)
  - Annual Picnic – It was quite a success
  - Front Entrance Paving Complete - Entrance signage design agreed upon with 50% down payment made (\$9,000) Phase 1 landscaping (entrance sign base).
  - Lawn Care – There was a concerted effort to encourage owners to maintain their front yards.
  
- Current Financial Review: Treasurer (Steve Klett) all as of 2/22/2022
  - Checking \$23,842.11
  - Savings \$125,524.26
  - No dues in arrears – 7 yet to pay 2022 dues

- 2022 Budget Presentation and Discussion (Peter Weiler) (see below)
  - No dissenting comments regarding the budget were expressed.

**HUNTERS RIDGE HOA 2021 Budget**

**Revenue**

Home Owners Dues	\$21,200
Interest Income	\$10
<b>Total Revenues</b>	<b>\$21,210</b>

**Expenses**

Annual Meeting	\$50
Annual HO Events (picnic + holiday gift cards)	\$800
Accounting	\$3,700
Administrative Costs - Other	\$440
Business License	\$10
Insurance	\$2,400
Mail Box Rental	\$255
Postage	\$90
Website	\$270
Park Repairs	\$2,000
Landscape Maintenance	\$10,000
Front Entrance Landscape & Sign	\$40,000 *
Sprinkler System	\$3,000
Utilities - Electric	\$180
Utilities - Water Expense	\$750
<b>Total Expenses</b>	<b>\$63,945</b>
<b>Net Income / Loss</b>	<b>\$42,735</b>

\* One time expense

**6. Election of Board of Directors – 2 position open (3 year commitment)**

- Pete Weiler, Steve Klett, Durgaprasada Kalluraya      Terms End
- Tianyi Chen, Sabrina Zelezniak                              Terms through 2023
- Alyson Miller, Dale Valach                                      Terms through 2022
- Nominated/Volunteer Names:
  - a. Dave MacCleod, Christin Cavanaugh, Vince Holt (3 year terms)
  - b. Durgaprasada Kalluraya – Sabrina surrendered the remainder of her term to allow Prasada to take that spot.
- Nominations were accepted by with no dissentions
  - a. New Member send e-mail address to Peter Weiler [pete.online@live.com](mailto:pete.online@live.com)
- Architectural Committee  
 Current Members: Pete Weiler, Steve Klett and Durgaprasada Kalluraya  
 Volunteers / new members welcome at any time

**7. New Business**

- HRHA Covenants – With neighborhood home values exceeding \$1M we need to adhere to the covenants regarding yard maintenance, garbage can placement, house painting, timely holiday light removal, etc. A more aggressive stance by the board is planned for the coming year.
  - a. To facility compliance the board can look offer suggestions for services that can assist.
- It was requested that we look into the possibility of electronic payment for HOA dues.
- Evaluate the interest level and options regarding installation of a pickle ball court (lines one existing sport court or new dedicated court).
- It was suggested that the board look into doggie bag stations.
- Awarding of the \$50 door prize – went to Jerry Balamucki

**8. Meeting Adjourned: 7:43 PM**