

Hunters Ridge Homeowners Association General Meeting

May 20, 2004

Meeting called to order by Delton Nichols, HOA President, at 7:07 p.m.

Secretary Report

- The minutes from the November meeting was tabled because the HOA did not have a quorum.

The HOA Board invited Matt Mulsky from the Fire Chief Office to speak to homeowners about general fire safety issue.

- Mr. Mulsky advised Hunters Ridge residents to have a family escape plan for fires and to have working smoke detectors in their homes. He also advised the homeowners to check fire extinguisher once per year.
- According to Mr. Mulsky, the common types of fire are kitchen fires, fires from open flames, smoke lighter fires and fires caused by faulty equipment, such as improperly maintained chimney.
- Question by homeowner: Can we store gas in a storage shed?
- Answer: As long as the gas is properly stored – do not top of the can.
- Question by homeowner: Why is the 416 fire unit not an automatic dispatch unit for Hunter Ridge?
- Answer: I don't have the answer to that question.
- Question by homeowner: Can we have the fire department set up a tanker operation for demo?
- Question by homeowner: Can the fire department use pools to get water during a fire?
- Answer: It is not very efficient.
- According to a recent study, a remote water source is not feasible in our community.

President's Report

- One Board position will be open in November. Homeowners who are interested in serving on the Board should consider running for the position.
- The neighborhood watch program needs more representation on some streets. Therefore, we need more volunteers for the program.
- The Board will be updating the HOA directory shortly. Homeowners are requested to fill and return the information forms.
- The Board will send out a survey along with the directory update form to determine what homeowners want to do with the common area.

1st Vice President's Report

- The road shoulders on Peaks Mill and Charles Lacey Roads were recently sprayed with Roundup. We will soon begin spraying all of the shoulders in the community. The sprayer cost \$425.00 and roundup is approximately \$120 for two and a half gallons. We

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will need about 5 gallons for the entire community. The Board has obtained permission to spray from VDOT.

- The Board has agreed to mow the areas on Peaks Mill and Charles Lacey Roads about 5 times per season – up from 2 times per season.
- The Board will call the county to handle tall grass on homeowner's properties. The county will bill the homeowners if the county has to cut the grass.
- The Board gets out approval letters for additions/other improvements in 3 to 5 days. – Sheds also need approval letters from the Architecture Review Committee.
- Homeowners are reminded that the Board has to inspect each property prior to sale of the property. Any homeowner in violations of the covenants will not be given a disclosure package until the violation is addressed. This can hold up the sale of a property.

Treasurer's Report

- The HOA has total reserves of about \$114,757.30. – The HOA has 4 certificates of deposit and \$70,000 in cash. Please see the attached Balance Sheet and Transaction List by Vendor.

Grounds Report

- The trees in the common area are dying – therefore, the Board agreed to move the dying trees to the front entrance of the common area.

Neighborhood Watch Report

- The neighborhood watch program is active.
- Mr. Richards, the head of the neighborhood watch program, has 2 dozen vests for patrollers/ captains.
- The neighborhood watch program needs more volunteers.
- On June 5, there will be a motorcade to advertise the program from about 2:05-2:30.
- Mr. Richards will pass out refrigerator magnets and other information about the program in about 3 weeks.
- The neighborhood watch signs are out.
- Homeowners can sign up for free house safety inspections.

General Comments/Questions and Answers:

Stan Brinkley – What can the Board do about dog owners who are not obeying dog leash laws and cleaning up after their dogs?

Answer – We will put a reminder in the newsletter

Suzie Zeck:- The road sign for the corner of Fingerlake and Deephollow roads have been uprooted.

Answer – The Board will try to get a replacement sign.

Rena Benue – Can we get more “Kids at Play” signs for Charles Lacey?

Answer – Yolanda will call VDOT to request the signs.

Meeting Adjourned at 8:17