

## NOTES

### HUNTERS RIDGE HOA GENERAL MEMBERSHIP MEETING

**NOVEMBER 14, 2019**

Board Attendees	Delton Nichols, Jim White, Nick Nicolosi, Felix Boughton
Location	Buckhall Volunteer Fire Department
7:00 pm	<p>President, Del Nichols called the meeting to order.</p> <p>Del also had all attendees introduce themselves and welcomed everyone.</p>
7:10 pm	<p>Secretary, Felix Boughton advised that the May 2019 General Membership Meeting Notes can be accessed online at the Hunters Ridge website as well as the monthly HR Board Meeting Minutes.</p>
7:15 pm	<p>President, Del Nichols advised that one HR Board position will be up for reelection at the end of the year:</p> <ul style="list-style-type: none"><li>• President (currently held by Del Nichols)</li></ul> <p>Del has agreed to stand for reelection.</p> <p>Del also advised that our 2018 HOA Picnic's attendance was down compared to previous years and if the attendance is down for our 2019 HOA Picnic the HOA Board will decide if it's financially feasible to continue having the HOA Annual Picnic.</p>
7:20 pm	<p>1<sup>st</sup> VP, Jim White discussed the holiday trash service schedule and informed that there will be no trash service this year on Thanksgiving Day, and Normal Monday and Thursday trash service and recycling pickup are not impacted by Christmas and New Year's this year.</p> <p>Jim also reminded everyone that HR Residents can now sign up for the Text Alert System on-line.</p> <p>Jim shared that the HR Board decided to cancel this year's 2019 HR HOA Picnic based on a cost benefit analysis. Attendance has been on a decline the past several years.</p> <p>Jim informed everyone that the Pear trees at the Coloriver Road entrance into Hunters Ridge will be topped off and trimmed back considerably to prevent damage normally associated with old Pear Trees.</p>

Jim informed everyone that Scott will be moving, and his position as the HR HOA Newsletter coordinator will be coming available. The next HR HOA Newsletter will go out in the Spring 2020.

7:30 pm

Treasurer, Nick Nicolosi provided hardcopies of the Treasurer's Report. The graph showed the breakdown of how funds are spent. The majority going to lawn mowing services and trash collection services. He reported the community was financially stable, all assessments are current, and that we are on track with our community budget.

Nick proposed that the HOA Assessment for 2020 remain at current level of \$315 per homeowner and stated that stabilizing the HOA Assessment fee allows us to continue to provide the HR Community ALL of the current levels of maintenance and services, while providing flexibility for unbudgeted-for expenses.

7:45 pm

Del determined that a quorum did not exist and hence the Board would resort to the use of the Virginia Code to fill the vacancies. A special Board Meeting will be called to complete this task.

President Del Nichols accepted Special board meeting vote, approving him to remain in current Board position commencing January 1, 2020.

7:50 pm

Del opened the floor to questions from the homeowners. Nick Nicolosi and Jim White provided a detailed update on the proposed site selection for the 14<sup>th</sup> Highschool. HR Membership Meeting Attendees were thoroughly engaged in this discussion.

8:00 pm

Meeting was adjourned by Del.