

**Hunter's Ridge Owners Association, Inc.**  
**Budget Board Meeting Minutes**

6:30 p.m. on October 21, 2024  
Kingdom Management Office

**Attendees**

Board Members Present: Mr. Calvin Rollins (P), Mr. Wayne Sapp (VP), Ms. Ashley Auld (S), Ms. Kathy Grossman (T) and Ms. Mary Barr (AT)

Board Members Not Present: None

Kingdom Management (KM): Ms. Sherrie Jarnu, CAM

Homeowners Present: See sign-in sheet

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**Call to Order**

The meeting was called to order at 6:30 p.m. by Mr. Rollins. He established a quorum of the Board members for the meeting.

**Approval of Prior Meeting Minutes**

Ms. Jarnu distributed a copy of the last meeting minutes for review. No edits were suggested.

Ms. Barr moved to accept the meeting minutes from July 22, 2024. Mr. Sapp seconded the motion. All voted in favor. The motion passed.
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**Financial Report**

KM gave the financial report as of September 30, 2024. The operating account had a balance of \$7,152.63. The money market account balance was \$103,540.55. Total assets were \$110,693.18.

Open invoices totaled \$4,952.97. Four accounts have been sent to the attorney for non-payment of dues in 2024.

**2025 Budget**

The 2025 budget was distributed by Ms. Jarnu of KM. The proposed budget showed options for no increase to the assessments, a 5% increase and a 10% increase. Ms. Jarnu asked the Board whether they would like to keep the assessments flat or increase them. After a discussion, some Board members felt that an increase was unnecessary. All in attendance discussed the budget.

The Board asked to remove \$150.00 from the budget for newsletters as they felt it was not necessary due to their website and active social media page. They also asked to remove the \$200 for pest control.

Ms. Grossman motioned to keep the assessments flat at \$186.23 per home. Mr. Sapp seconded the motion, and the motion passed.

Ms. Auld read from the previous board budget meeting minutes from 2023 that the board stated they would keep it flat in 2023 but raise it in 2024. Mr. Rollins was extremely disappointed that the board did not keep their word on this.

### **Old Business**

Flag Rules: Mr. Rollins went over the proposed rules and regulations for flags in the neighborhood. Please see the attached document for rules. It was asked whether this also included garden flags. Ms. Auld volunteered to reach out to the owner who began the conversation regarding flags at a prior Board Meeting.

The rules were tabled for future discussion.

Landscaping: KM presented a quote from Mr. Jerry Jones who met with Ms. Grossman. His quote was \$1,000 to remove and replant plantings. The quote is attached. Mr. Rollins presented a quote of \$1,700 by Dreamscapes to redo the front entrances. He also shared that their present landscaper, All South, would plant annuals for \$900 a planting four times a year. After discussion, this topic was tabled. Mr. Sapp volunteered to meet with vendors and gather bids to redo the front entrance.

### **New Business**

Holiday Decorations: Ms. Barr confirmed that the vendor who did the holiday decorations in 2023 would be doing them again this year.

Neighborhoods Matching Grant Program: Ms. Auld volunteered to complete the application. She shared that there were many questions she did not know the answers to. Ms. Jarnu offered to connect her with another Board president who has been successful in obtaining 4 or 5 grants for his community. She said that would be very helpful.

Legal Violation Report: Ms. Jarnu reported the properties that were sent to an attorney due to noncompliance and nonresponse.

4575 Shaky Leaf Ln. N. – Injunction: resod, broken fence, pressure wash exterior and driveway, ARB for roof replacement, trash cans

12345 Shakey Leaf Ct. – Injunction: dead tree

Ms. Jarnu asked for the Board's input regarding the dead tree. The Board requested that she email them the address. They said they would review the property and provide their input later about whether there should be an injunction filed.

#### **Open Forum**

All were given an opportunity to ask questions, and all questions were answered.

There being no further business, the meeting was adjourned at 7:34 p.m.

*Respectfully submitted by Ms. Sherrie Jarnu, CAM.*