



HUNTERS RIDGE

Homeowners Association

Annual Meeting

17-Feb-2026



Agenda

- I. Call to Order**
- II. Proof of Notice of Annual Meeting**
 - a. Acceptance of prior meeting minutes
- III. Officers Reports**
- IV. Committee Reports**
- V. Old Business**
- VI. New Business**
- VII. Member Comment**
- VIII. Election of Trustee**
- IX. Adjournment**

President' s Report

Our Association is...



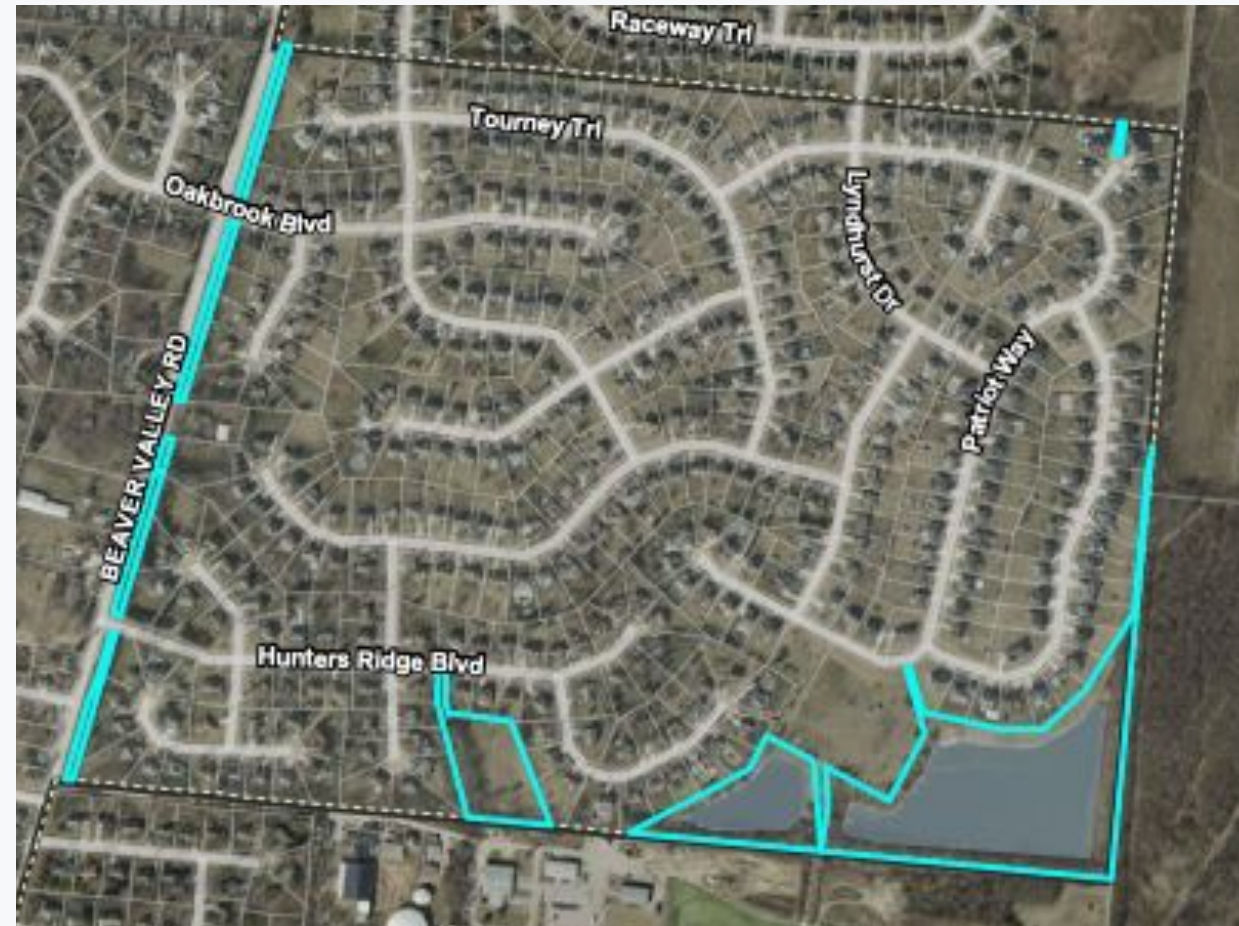
- Homes/Membership: 401
- Non-profit designated to oversee the maintenance of common areas

HOA Assets/Common Property

Parcels: 9

Acres: 19.54

Includes: 2x Retention Ponds, 1x Detention Pond, and frontage/buffer along Beaver Valley Rd.



Leadership



TRUSTEES

3 Trustees elected for 2-year terms

- Megan Randall, President (1st year)
- Steven Selm, Secretary (2nd year)
- Denise Lunsford, Treasurer (2nd year - appointed by Board in August 2025 to finish Sue Pope's term after she resigned in May 2025)

Duties: Fiduciary officers/directors to handle operations

- Quarterly meetings
- Address finances
- Communicate with members & committees (Landscape, Pond, Comms)
- Maintain facilities

COMMITTEES

Landscaping: Andy Pope (Chair)

Pond: Steven Selm (Chair)

Communications Team: Megan Randall, Denise Lunsford

We're always looking for new member-volunteers! Current needs: Secretary, Treasurer, **Landscaping committee** , Pond committee

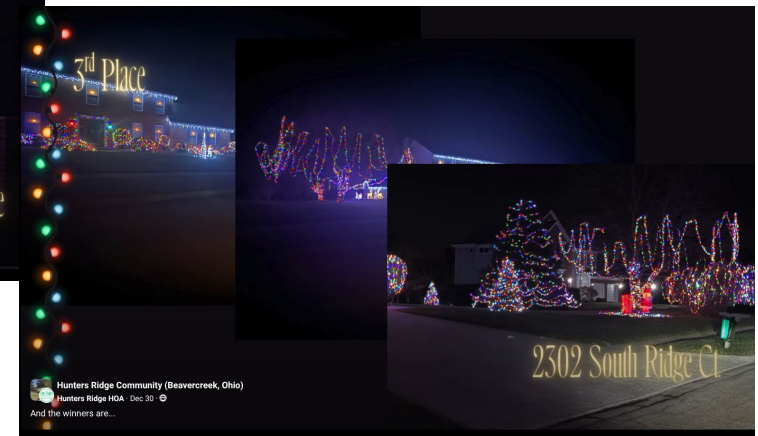
Christmas Lights Contest 2025



Stark – Section 3
\$100 Gift Card winner!



Lesinski – Section 3
\$75 Gift Card winner!



Grebner – Section 1
\$50 Gift Card winner!

Full video:

<https://www.facebook.com/reel/2129021097916754>

Major Actions/Topics 2025

- **Significant maintenance actions**
 - Beaver Valley tree replacement and maintenance efforts
 - Pond: aerator maintenance, property protection/trespass deterrence w/ signs Ph 1
 - Organized Volunteer effort to beautify Hunters Ridge Community Park
 - Recompeted Landscape Contract and Pond Maintenance Contracts
- Revived Halloween Decorating Contest and Continued Christmas Lights Contest
- Solicited proposals for potential Property Management Firm that would provide for continuity and stability for the HOA into the future - to be addressed under New Business

Treasurer's Report:

2025 Budgeted vs 2025

Actuals

Hunters Ridge Homeowners Assoc. Inc.				
2025 Budgeted vs 2025 Actuals Incurred				
		2025		2025
		HOA		HOA
Ordinary Income/ Revenue		Budgeted		Actual
Assessment Income		\$80,600		\$79,907
Fees Billed		\$0		\$545
Interest Income		\$0		\$8
Total Income		\$80,600		\$80,460
Recurring HOA Expenses				
Common Area Landscape		\$24,238		\$24,323
Pond Maintenance		\$7,473		\$7,397
Pond Aerator Maintenance		\$1,089		\$1,089
Pond Electric		\$907		\$1,049
Insurance		\$2,100		\$2,069
Accounting Fees		\$3,000		\$1,295
Legal Fees - Charter update		\$1,000		\$0
Postage Supplies		\$500		\$165
Property Taxes		\$550		\$451
Software & Internet Fees		\$700		\$360
Garage Sale		\$200		\$0
Social Committee		\$500		\$660
Total Recurring Expenses		\$42,256		\$38,858
Non-Recurring HOA Expenses				
Tree Removal/Replacement		\$24,606		\$24,606
Tree Watering		\$5,650		\$5,007
Tree Maintenance - Cleanup		\$8,148		\$8,148
Permanent Signage - Phase I		\$6,000		\$6,402
Permanent Signage - Phase 2		\$0		\$0
Total non-Recurring Expenses		\$44,404		\$44,163
Total Expenses - Recurring & Non-recurring		\$86,660		\$83,021
Reserve Replenishment		-\$6,060		-\$2,561
Total Annual Assessment		\$80,600		\$80,460
Total Annual Assessment Per Homeowner		\$200		\$200
2025 Actuals were lower than 2025 Budgeted due mainly to lower than anticipated actual accounting fees, legal fees, and tree watering costs				

Treasurer's Report:

2026 Budget

Hunters Ridge Homeowners Assoc. Inc.					
2026 Budget					
			2026		
			HOA		
			Budget		
Ordinary Income/ Revenue					
Assessment Income			\$80,200	(401 homeowners)	
Fees Billed			\$0		
Interest Income			\$0		
Total Income			\$80,200		
Recurring HOA Expenses					
Property Management Co			\$9,600		
Common Area Landscape			\$29,000		
Pond Maintenance			\$8,000		
Pond Aerator Maintenance			\$1,100		
Pond Electric			\$1,000		
Insurance			\$2,100		
Accounting Fees			\$1,200		
Legal Fees			\$1,000		
Postage Supplies			\$500		
Property Taxes			\$550		
Software & Internet Fees			\$700		
Garage Sale			\$200		
Social Committee			\$450		
Total Recurring Expenses			\$55,400		
Non-Recurring HOA Expenses					
Tree Removal			\$6,000		
Tree Watering			\$4,000		
Tree Maintenance - Cleanup			\$8,000		
Permanent Signage - Phase 2			\$3,000		
Total non-Recurring Expenses			\$21,000		
Total Expenses - Recurring & Non-recurring			\$76,400		
Reserve Replenishment			\$3,800		
Total Annual Assessment			\$80,200		
Total Annual Assessment Per Homeowner			\$200.00		

Treasurer's Report:

2025 Actuals vs 2026 Budget

Hunters Ridge Homeowners Assoc. Inc.				
2025 Actuals vs 2026 Budget				
		2025		2026
		HOA		HOA
Ordinary Income/ Revenue		Actual		Budget
Assessment Income		\$79,907		\$80,200
Fees Billed		\$545		\$0
Interest Income		\$8		\$0
Total Income		\$80,460		\$80,200
Recurring HOA Expenses				
Property Management Co		\$0		\$9,600
Common Area Landscape		\$24,323		\$29,000
Pond Maintenance		\$7,397		\$8,000
Pond Aerator Maintenance		\$1,089		\$1,100
Pond Electric		\$1,049		\$1,000
Insurance		\$2,069		\$2,100
Accounting Fees		\$1,295		\$1,200
Legal Fees		\$0		\$1,000
Postage Supplies		\$165		\$500
Property Taxes		\$451		\$550
Software & Internet Fees		\$360		\$700
Garage Sale		\$0		\$200
Social Committee		\$660		\$450
Total Recurring Expenses		\$38,858		\$55,400
Non-Recurring HOA Expenses				
Tree Removal/Replacement		\$24,606		\$6,000
Tree Watering		\$5,007		\$4,000
Tree Maintenance - Cleanup		\$8,148		\$8,000
Permanent Signage - Phase I		\$6,402		\$0
Permanent Signage - Phase 2		\$0		\$3,000
Total non-Recurring Expenses		\$44,163		\$21,000
Total Expenses - Recurring & Non-recurring		\$83,021		\$76,400
Reserve Replenishment		-\$2,561		\$3,800
Total Annual Assessment		\$80,460		\$80,200
Total Annual Assessment Per Homeowner		\$200		\$200
Property Management Co Line item was added for 2026; Landscaping costs increase for 2026. Beaver Valley Tree Project costs and Permanent Signs project costs decrease for 2026.				

Treasurer's Report:

Why Dues Remain \$200 in 2026

Hunters Ridge HOA				Hunters Ridge HOA			
2026 Projected Budget as of Feb 2025*				2026 Budget Final - Feb 2026			
		2026				2026	
		HOA				HOA	
Ordinary Income/ Revenue		Budget *		Ordinary Income/ Revenue		Budget	
Assessment Income		\$64,480		Assessment Income		\$80,200	
Fees Billed		\$0		Fees Billed		\$0	
Interest Income		\$0		Interest Income		\$0	
Total Income		\$64,480		Total Income		\$80,200	
Recurring HOA Expenses				Recurring HOA Expenses			
Property Management Co		\$0		Property Management Co		\$9,600	
Common Area Landscape		\$25,000		Common Area Landscape		\$29,000	
Pond Maintenance		\$8,000		Pond Maintenance		\$8,000	
Pond Aerator Maintenance		\$1,100		Pond Aerator Maintenance		\$1,100	
Pond Electric		\$1,000		Pond Electric		\$1,000	
Insurance		\$2,100		Insurance		\$2,100	
Accounting Fees		\$3,000		Accounting Fees		\$1,200	
Legal Fees - Charter update		\$1,000		Legal Fees		\$1,000	
Postage Supplies		\$500		Postage Supplies		\$500	
Property Taxes		\$500		Property Taxes		\$550	
Software & Internet Fees		\$700		Software & Internet Fees		\$700	
Garage Sale		\$200		Garage Sale		\$200	
Social Committee		\$500		Social Committee		\$450	
Total Recurring Expenses		\$43,600		Total Recurring Expenses		\$55,400	
Non-Recurring HOA Expenses				Non-Recurring HOA Expenses			
Tree Removal/Replacement		\$0		Tree Removal		\$6,000	
Tree Watering		\$0		Tree Watering		\$4,000	
Tree Maintenance - Cleanup		\$0		Tree Maintenance - Cleanup		\$8,000	
Permanent Signage - Phase I		\$0		Permanent Signage - Phase I		\$0	
Permanent Signage - Phase 2		\$3,000		Permanent Signage - Phase 2		\$3,000	
Total non-Recurring Expenses		\$3,000		Total non-Recurring Expenses		\$21,000	
Total Expenses - Recurring & Non-recurring		\$46,600		Total Expenses - Recurring & Non-recurring		\$76,400	
Reserve Replenishment		\$17,880		Reserve Replenishment		\$3,800	
Total Annual Assessment		\$64,480		Total Annual Assessment		\$80,200	
Total Annual Assessment Per Homeowner		\$160		Total Annual Assessment Per Homeowner		\$200	

*The projected 2026 budget presented in Feb '25 was a 2024 HOA Board Estimate.

The \$200 assessment for 2026 was determined to be necessary by the 2025 HOA Board due to three main budget items increasing over Feb 2025 Projections: 1) Beaver Valley tree project costs account for 57% of the increase; 2) Upcoming potential property management company services account for 30% of the increase; 3) Landscaping costs being higher than projected account for 13% of the increase.

Secretary's Report

Meeting minutes from our monthly/bi-monthly) Board meetings – and Annual Meetings – can be found on our HOA Website on the “Resources” page at:

<https://huntersridgeoh.com/resources/> – see “2025 Meeting Minutes” and “2026 Meeting Minutes” Links

Covenants for your Section of Hunters Ridge can be found on our HOA Website at: <https://huntersridgeoh.com/resources/> – see “Maps and Record Plans”. The Section in which you live is stated at <https://auditor.greenecountyohio.gov/Search/Name>

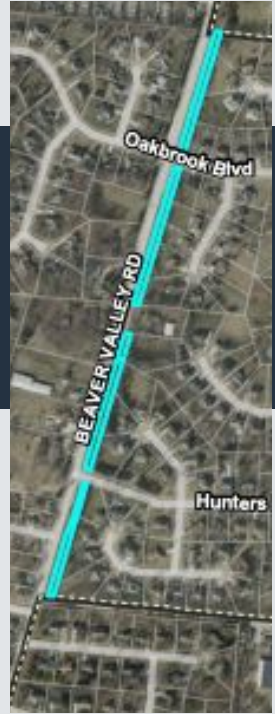
To view a file listing the Covenants of all 13 Sections of Hunters Ridge in one document, utilize the “Record Plan Protective Covenants and Restrictions (scanned).pdf” file at https://drive.google.com/file/d/1MU1aI8JrobnvxCHcFTImxbYka34AhTrE/view?usp=drive_link

Committee Reports

- **Landscaping Committee**
- **Pond Committee**

Landscaping Committee

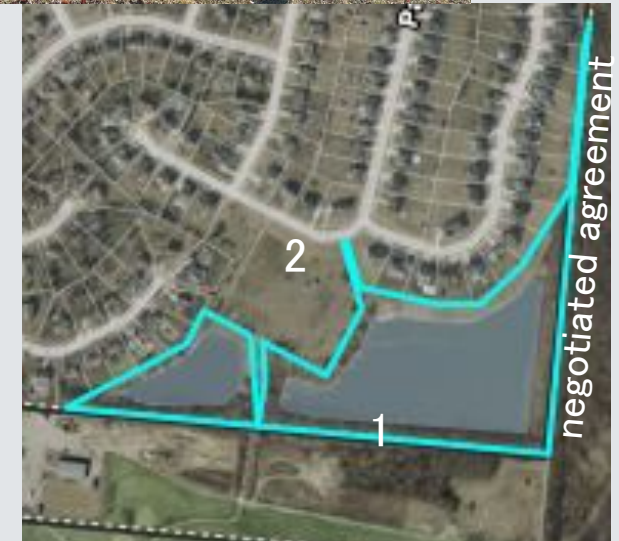
- Andy Pope (Chair)
- Ongoing Landscaping/Mowing
- Ongoing Tree Maintenance
- Additional Tree Removal



Pond Committee (1 of 3)



- Steven Selm (Chair) *red content indicates update from 2025*
- **Adjoining Area 1:** Wetlands Corridor trail was installed on HOA property w/out HOA Board consent
 - Sep '24 - Pond Committee (w/ Board consent) negotiated deal w/ B'creek Wetlands Assn (BCWA) where BCWA would ensure that Greene Co Sanitary Engineering consistently mows add'l parts of trail to permit better resident trail access in exchange for HOA permitting corridor to remain in place.
 - *Update Jan 2026 - Area was mowed consistently in 2025.*
- **Adjoining Area 2:** Upkeep of city-owned Hunters Ridge park
 - Park landscape beds and tree mulch beds are now in great shape
 - City claims to lack resources to provide upkeep
 - Pond cmte negotiated deal w/ City to have City supply mulch in exchange for HR Pond Committee providing volunteers to spread mulch & maintain beds
 - Playground **had been** due for upgrade in 2026 “contingent on city funding”
 - Per Beaver Creek Parks, playground replacement is not funded in 2026 budget
 - “Until additional parks funding is secured, there will be no capital improvement projects or equipment purchases”



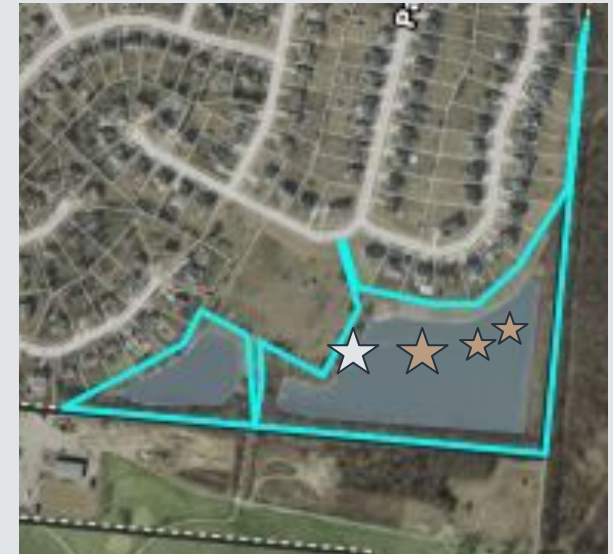
Pond Committee (2 of 3)

- Addressing Trespassing to Improve Quality of Common Space
 - Installed **Permanent** “No Trespassing” signs for Large & Small Pond
 - Phase 1: 5 large signs (*red stars*), 11 small (*white stars*); total cost: \$6,402
 - **Police enforced No Trespassing several times; conditions improving!**
 - Permanent signage planned for 2026 - **collecting quotes** - final phase
 - Phase 2 (2026) - 7 interior pond signs for large pond (*yellow stars*) - \$3,000



Pond Committee (3 of 3)

- Large & Small Pond Aquatic algae control + Large Pond aerator maintenance (*white star*)
- We paid Jones \$8,486 in 2025 and re-bid the contract in Oct 2025
- Pond committee solicited for new quotes from alternate vendors prior to Jones contract renewal in Dec 2025.
 - Aquatic Plus Pond Management - \$11,737
 - The Lake Doctors - No bid received
 - Jones Lake Management - \$8,877 - *selected; contracted for 2026*
- Excavation for Large Pond and Dredging for both Ponds:
 - The appearance of the large pond - with significant humps of earth on interior of large pond (*green stars*) - would need to be resolved via excavation
 - Both excavation and dredging are likely needed in the future
 - Budget will be a limiting factor; both excavation and dredging are worth investigating further.



Agenda

- I. Call to Order**
- II. Proof of Notice of Annual Meeting**
 - a. Acceptance of prior meeting minutes
- III. Officers Reports**
- IV. Committee Reports**
- V. Old Business**
- VI. New Business**
- VII. Member Comment**
- VIII. Election of Trustees**
- IX. Adjournment**



Thanks

