

Hunters Ridge Condominium Owners Association

Quarterly Board of Directors Meeting Minutes

January 22, 2026 | 4:30 PM

Location: Rocktown Realty (via Zoom)

218 East Market Street, Harrisonburg, VA 22801

1. Call Meeting to Order & Establish Quorum

Quorum established.

2. Approval of Minutes from Previous Meeting (7/24/25)

Minutes from 7/24/25 approved. Motion: JG ; Second: JH

3. Financial Review (through 12/31/25)

The board reviewed the annual budget, which showed total expenses of \$515,000 and net income of \$4,000 for the previous year.

4. Community Update

Passed: Motion to engage pest control for 1396.

Proposed: JH Seconded: JG Votes (Aye ?) (Nay ?)
One owner registered objection to HOA funded PC treatment.

Passed: Motion to invest \$250,000 in a 12mo CD @ 3.7%.

Proposed: JH Seconded: AH Votes (Aye ?) (Nay ?)

Passed: Motion to transfer \$35,000 to reserves.

Proposed: Seconded: Votes (Aye ?) (Nay ?)

Wait for January assessments to be collected and insurance is paid.

Project: pickleball net at the sports court.

Site visit to evaluate placement needed to move forward.

Project: Night lighting for the fire pit.

Investigate options to present to the board.

Hardwired, solar, bollard, string, etc.

5. Old Business

 a. Reserve Study

6. New Business

 a. 2026 Annual Budget

7. General Comments/Questions

8. Date of Next Meeting: Thursday April 23, 2026 at 4:30 PM
(Community Walk-Through)

9. Adjournment : 4:55pm