

# MEETING MINUTES

## MEETING WITH KATIE FROM GANDER

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Date: February 25th

Time: 6:30PM

Location: Angela's House

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### IN ATTENDANCE

Angela Staller, Board President  
Aaron Evans, Board Vice President  
Rob LaRocca, Board Treasurer  
Michelle Corbett, Board Secretary  
Katie Hamilton, Director of Design at Gander

### APPROVAL OF MINUTES

This was a special meeting; no minutes were approved from the prior meeting.

### MINUTES

- Katie mentioned that 2 signs have been committed to Duncans Ridge from Gander. She would like to know where we would like them to be placed. We chose at each entrance to DR from Hazel Ridge (Duncans Ridge Way, and Alirin Lane), but inside Hazel Ridge subdivision. This can be changed if we decide that we'd like to put them elsewhere.
- Can we ask for upgraded signs? The signs Katie showed us were the large ones like what is in Avocet. Katie will check on this.
- Gander has committed to one monument at each entrance to Duncans Ridge as well. Katie wasn't aware of what they would be made of and will ask if they can be made to look similar to the Duncan's Ridge entrance sign. Monuments are 2-sided.
- There will be a 50' buffer between the two neighborhoods at each connection point. Gander will put greenery/trees/bushes in this area.

- Katie will ask when the next hearing with the Town of Holly Springs will be, in the event that we would like to attend.
- Gander will provide Duncans Ridge with additional signage (roughly 2 DOT type-signs and 2 non-DOT signs). We talked to her about using this signage to make Duncans Ridge Way/Lauraca Ln and Liserin Woods Ln/Lauraca Ln intersections 4-way stops. She didn't see an issue with this if it's the route we want to take.
- Katie was asked if Gander would be willing to put up barriers at the entrance points to Duncans Ridge during construction. Katie will ask, but seemed amenable to this.
- Tidbits we learned:
  - There will be streetlights all along the frontage of Hazel Ridge on Duncan Cook Rd.
  - Hazel Ridge will be required to put a traffic light in at Duncan Cook and Piney Grove Wilbon before even one house in the neighborhood can be sold.
  - They are required to straighten Duncan Cook Rd to connect to Phelps West Rd eventually. They are trying to determine whether they straighten the road and then put up the light or put the light up first and straighten later.
  - Earliest construction could start would be November 2025, more likely Q1 2026.
  - Phases are different than we had originally expected. Phase 1 of Hazel Ridge will be the homes along Duncan Cook Rd. The second phase will be the part that connects to Alirin Lane, the 3<sup>rd</sup> phase will be the back 66-ish homes that connect to Duncans Ridge Way.
  - Duncan Cook will be widened to allow for turn lanes into Hazel Ridge.
  - Gander will also be adding a left turn lane into Buckhorn Creek off of Buckhorn Duncan to help with traffic.
  - The trailer park has been sold.
- As a group, we talked about maybe doing away with the speed signs altogether (who alters their behavior because of these signs anyway?), and having Gander commit to the two 4-way stops instead.

## **NOTE TO HOMEOWNERS**

We welcome any homeowner to attend any HOA meeting. Reach out if you would like to discuss anything with us!

## **NEXT MEETING**

March 5<sup>th</sup> 6:30PM, Angela's House

