

HUNT RIDGE HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
September 19, 2022

Call to Order

The board meeting was called to order at 7:03 PM by Steve Fitts - President. Board members present: Mark Lennon, Sam Guiliano, Susan Gavin, Derek Watkinson, Bob Krobatsch, absent: Carl Cassella - a quorum was established.

The Meeting notice was posted at the Tall Pines Clubhouse, on the TP website and on signs throughout the community.

Approve Minutes – Previous Board Meeting

A motion to waive the reading of the minutes from the last meeting and approve, as posted on the website, was made by Sam, seconded by Derek; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$33,833, YTD income: \$119,462; YTD expenses: \$109,999; YTD surplus: \$9,463; Accounts Receivable: \$3,318

Old Business

- The Association has begun foreclosure proceedings on Lot 252 for nonpayment of assessment fees in accordance with the Declaration of CC&Rs for Hunt Ridge, Article V, Section 10 – Effect of Nonpayment of Assessments: Remedies of the Association.

New Business

- The Board introduced Andrew George, LCAM from Ameri-Tech Community Mgmt who provided an overview of services, answered questions, and addressed concerns.
- The board and several homeowners discussed the shortcomings of our current landscaping company. As a result, the board has requested bids from new vendors for consideration. A motion was made by Susan, seconded by Steve; motion carried.

Next Meeting Date

The next meeting is scheduled for Monday, October 17, 2022, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Sam to adjourn the meeting at 7:38 PM; seconded by Mark; motion carried.

Submitted by
Susan Gavin, Secretary