

**HUNT RIDGE HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
October 21, 2024**

Call to Order

The board meeting was called to order at 7:00 pm by Nick Vavoulis - President. Board members present: Susan Gavin, Lonnie Buresh, Trish Ives, Anne McQuade, Marty Giles, Bob Krobatsch; a quorum was established. Also present, Keith Phillips, LCAM, Ameri-Tech Property Manager

The Meeting notice was posted at the Tall Pines Clubhouse 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 Susan, seconded by Anne; motion carried.

Treasurer's Report

Total Operating & Savings Account: \$25,676; YTD income: \$160,908; YTD expenses: \$165,778; YTD deficit: (\$4,870); Accounts Receivable: \$6,647

Management Report

Account Collections: 4 are with attorney (1 foreclosure, 2 liens, 1 pre lien); 3 are 90+ days delinquent, 4 are 60+ days delinquent, 7 are 30+ days delinquent. Accounts are charged a \$10 late fee for payments received after the 16th of the month.

Compliance: Property inspections are done every Tuesday and letters of violation are sent as needed. The shed and kayaks have been moved and are out of sight of the street. An attempt has been made to contact the owner of the property on Ravines that drew so much attention from the Pasco police dept last week but so far there has been no response.

New Business

Ameritech will reach out to the HOA attorney for solutions to the tenant problem that is causing great concern for the neighborhood.

Next Meeting Date

The next meeting is scheduled for November 18, 2024, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Lonnie, seconded by Anne to adjourn the meeting at 7:23 PM; motion carried.

Submitted by
Susan Gavin, Secretary