

**HUNT RIDGE HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
September 16, 2024**

**Call to Order**

The board meeting was called to order at 7:02 pm by Nick Vavoulis - President. Board members present: Susan Gavin, Lonnie Buresh, Trish Ives - a quorum was established. Also present, Andrew George, LCAM, Ameri-Tech Property Manager. Absent: Anne McQuade, Marty Giles, Bob Krobatsch

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 Lonnie; motion carried.

**Treasurer's Report**

Total Operating & Savings Account: \$29,311; YTD income: \$140,740; YTD expenses: \$141,959; YTD deficit: (\$1,219); Accounts Receivable: \$5,174

**Management Report**

Walkthroughs are done every Tuesday and violation letters are sent as needed. Account Collections – 4 are with attorney, 1 is 90+ days delinquent, 3 are 60+ days delinquent, 19 are 30+ days delinquent. Accounts are charged a \$10 late fee for payments received after the 16<sup>th</sup> of the month.

**New Business**

Ameritech is moving our account from Truist Bank to Southstate Bank midmonth. Truist payments will be disabled so you will need to set up ACH with the new bank, use the new coupon books or set up automated payments through your own bank. If you run into any difficulty, contact Ameritech.

**Next Meeting Date**

The next meeting is scheduled for October 21, 2024, at 7 PM, Tall Pines Clubhouse.

**Adjournment**

A motion was made by Lonnie, seconded by Nick to adjourn the meeting at 7:25 PM; motion carried.

Submitted by  
Susan Gavin, Secretary