

**HUNT RIDGE HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
March 25, 2024**

**Call to Order**

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

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 Lonnie, seconded by Anne; motion carried.

**Treasurer's Report**

Total Operating Account & Reserves: \$30,417; YTD income: \$263,783; YTD expenses: \$268,266; YTD deficit: \$4,483; Accounts Receivable: \$8,438

**Old Business**

Violation update: Per our documents there are no sheds allowed on any property. The current unresolved situation with Homeowner Account 35 will be turned over to the association attorney for further action.

**New Business**

Patricia (Trish) Ives has volunteered to fill the vacant board seat. A motion was made by Anne and seconded by Nick to appoint Trish to the board; motion carried.

The welcome packet will be updated to ensure that each new homeowner is aware of the Architectural Rules and their responsibility to acquire an approved request form for all changes.

**Next Meeting Date**

The next meeting is scheduled for Monday, April 15, 2024, at 7 PM, Tall Pines Clubhouse.

**Adjournment**

A motion was made by Lonnie, seconded by Marty to adjourn the meeting at 7:41 PM; motion carried.

Submitted by  
Susan Gavin, Secretary