

HUNT RIDGE HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
April 18, 2022

Call to Order

The board meeting was called to order at 7:01 PM by Steve Fitts - President. Board members present: Mark Lennon, Derek Watkinson, Carl Cassella, Sam Guiliano, Susan Gavin, Bob Krobatsch: a quorum was established.

The Meeting notice was posted in the Hi-Lites, at the clubhouse and in 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 and at the clubhouse, was made by Sam, seconded by Mark; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$29,157, YTD income: \$23,658; YTD expenses: \$18,723; YTD surplus: \$4,935; Accounts Receivable: \$4,865

Old Business

Backyard Spa update – the homeowners are in the process of filling out affidavits required by Pasco County for a Residential Above Ground Spa and Hot Tub permit. A letter will be sent stating that board approval is conditional upon evidence of the Pasco permit, in addition to the spa remaining in its current state without the cap and sliders.

New Business

Since our documents require an Architectural Committee consisting of three homeowner volunteers, and we currently have just two, we thank Anne McQuade for graciously volunteering to become the third.

The board reviewed three Property Management Companies so that Hunt Ridge can move from self managed to fully managed with all the benefits that will provide. After discussing the candidates, Carl made a motion to move forward with Ameri-Tech. The motion was seconded by Bob and carried by all. An invite will be extended to Ameri-Tech to attend our next meeting to further acquaint us with their services.

Next Meeting Date

The next meeting is scheduled for Monday, May 23, 2022, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Mark to adjourn the meeting at 7:22 PM; seconded by Sam; motion carried.

Submitted by
Susan Gavin, Secretary