

**HUNT RIDGE HOMEOWNERS' ASSOCIATION
MINUTES
February 15, 2022
ANNUAL MEETING**

Call to Order – Proof of Notice – Establishment of Quorum

The Hunt Ridge Homeowners Association Annual Meeting was called to order at 7:02pm by Faye Suber from Management & Associates at the Tall Pines Clubhouse. Proof of notice was provided via mailing to all homeowner members. A quorum was not established and the community membership will need to reconvene on Monday March 21, 2022. If a quorum is established at that time, 46 members either by proxy or in person, we will hold an election to fill two open board seats.

HOA BOARD MEETING

Call to Order

The board meeting was called to order at 7:23 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 mailed to every homeowner and posted at the clubhouse.

Approve Minutes – Previous Board Meeting

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

Financial Report

Total Operating Account & Reserves: \$23,351, YTD income: \$214,561; YTD expenses: \$203,008; YTD surplus: \$11,552; Accounts Receivable: \$4,463

Old Business

An amendment to impose reasonable fines for continued disregard of HOA restrictions and rules was mailed to all homeowners with a request to vote by proxy or at the January 15th meeting. An affirmative vote by two-thirds of the community was not reached and the request action has been closed.

New Business

No new business

Next Meeting Date

The next meeting is scheduled for Monday, March 21, 2022, at 7 PM at the Tall Pines Clubhouse.

Adjournment

A motion was made by Sam to adjourn the meeting at 7:26 PM; seconded by Carl; motion carried.

Submitted by
Susan Gavin, Secretary