

**HUNT RIDGE HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
January 16, 2023**

Call to Order

The board meeting was called to order at 7:03pm by Steve Fitts - President. Board members present: Mark Lennon, Carl Cassella, Susan Gavin, Bob Krobatsch, Sam Guiliano, Derek Watkinson - a quorum was established. Also present Andrew George, Property Manager from Ameri-Tech

The Meeting notice was posted at the Tall Pines Clubhouse and on signs throughout the community. Homeowners also received two separate mailings.

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 Mark, seconded by Sam; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$38,232; YTD income: \$196,934; YTD expenses: \$190,253; YTD surplus: \$6,682; Accounts Receivable: \$5,249

Old Business

- ✓ No old business

New Business

- ✓ A motion was made by Susan, seconded by Mark to send the homeowner(s) of Lot 02 to collections for nonpayment of assessment fees. Motion carried
- ✓ Majority of Homeowners voted to waive the financial reporting compilation
- ✓ Majority of Homeowners voted to rollover excess funds
- ✓ Andrew reviewed 2023/2024 budget line items and answered questions from homeowners. During the discussion three board members: Steve Fitts, President, Derek Watkinson, Vice President and Mark Lennon, Director resigned from the board and left the meeting. These three board members have terms of office set to expire in February 2023
- ✓ A motion was made by Susan to approve the annual budget, seconded by Sam. Motion carried.

Next Meeting Date

The next meeting is scheduled for Monday, February 20, 2022, at 7 PM, Tall Pines Clubhouse. This will be the Annual Member Meeting.

Adjournment

A motion was made by Sam to adjourn the meeting at 7:55 PM; seconded by Bob; motion carried.

Submitted by
Susan Gavin, Secretary

