

**HUNT RIDGE HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
January 24, 2022**

**Call to Order**

The board meeting was called to order at 6:57 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 recorded in the Hi-Lites, was made by Sam, seconded by Derek; motion carried.

**Treasurer's Report**

Total Operating Account & Reserves: \$25,622, YTD income: \$198,326; YTD expenses: \$184,396; YTD surplus: \$13,931; Accounts Receivable: \$3,586

**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 November 15<sup>th</sup> meeting. An affirmative vote by two-thirds of the community has not yet been reached for the amendment to pass. A motion was made by Carl, seconded by Bob, and approved by all to resend the mailing with further explanation of why it is needed.

**New Business**

Review and approve Budget for March 2022 - February 2023 – A motion was made by Mark, seconded by Derek to accept, and approve budget as submitted – motion passed 5 in favor with 1 dissent.

**Next Meeting Date**

The next meeting is scheduled for Tuesday, February 15, 2022, at 7 PM, Tall Pines Clubhouse. This will be our annual meeting.

**Adjournment**

A motion was made by Sam to adjourn the meeting at 7:23 PM; seconded by Mark; motion carried.

Submitted by  
Susan Gavin, Secretary