

**HUNT RIDGE HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
March 20, 2023**

**Call to Order**

The board meeting was called to order at 7:04pm by Nick Vavoulis - President. Board members present: Anne McQuade, Carl Cassella, Susan Gavin, Bob Krobatsch, Sam Guiliano, Lonnie Buresh - 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.

**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 Carl, seconded by Lonnie; motion carried.

**Treasurer's Report**

Total Operating Account & Reserves: \$34,743; YTD income: \$235,462; YTD expenses: \$224,935; YTD surplus: \$10,528; Accounts Receivable: \$5,039

**Old Business**

- ✓ No old business

**New Business**

- ✓ Collection Process review and discussion – revised process as follows:
  - First late letter sent on the 21<sup>st</sup> of each month
  - Thirty days later second late letter sent certified/registered
  - Thirty days later prelien letter sent by association attorney
  - Forty-five days later account liened by association attorney
- ✓ The Woods/Hunt Ridge gate – discussion as to whether the gate should be unlocked for ‘emergencies’. It was decided to leave the gate as is.
- ✓ Ameri-Tech and ALOTT will be identifying all trees requiring trimming or removal prior to hurricane season. Homeowners will be notified if the tree(s) identified are the responsibility of the homeowner.

**Next Meeting Date**

The next meeting is scheduled for Monday, April 17, 2022, at 7 PM, Tall Pines Clubhouse.

**Adjournment**

A motion was made by Susan to adjourn the meeting at 7:52 PM; seconded by Lonnie; motion carried.

Submitted by  
Susan Gavin, Secretary