

**HUNT RIDGE HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**May 23, 2022**

**Call to Order**

The board meeting was called to order at 7:00 PM by Steve Fitts - President. Board members present: Mark Lennon, Sam Guiliano, Susan Gavin, absent: Derek Watkinson, Carl Cassella, Bob Krobatsch - a quorum was established.

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

**Treasurer's Report**

Total Operating Account & Reserves: \$32,822, YTD income: \$45,765; YTD expenses: \$37,010; YTD surplus: \$8,755; Accounts Receivable: \$4,289

**Old Business**

- Backyard Spa update – the spa has been removed from the property
- Unsecured pool update – backyard cage enclosure has been completed
- 10428 Pineneedles update – the guardian for the homeowner will send a check to bring the account up to date

**New Business**

- Pursue past due payment on 7407 Baltusrol – a 30-day demand letter will be sent

**Next Meeting Date**

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

**Adjournment**

A motion was made by Mark to adjourn the meeting at 7:15 PM; seconded by Sam; motion carried.

Submitted by  
Susan Gavin, Secretary