

**HUNT RIDGE HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
March 10, 2025**

Call to Order

The board meeting was called to order at 7:00 pm by Anne McQuade – Vice President. Board members present: Susan Gavin, Trish Ives, Staffan Linnerstan - a quorum was established. Also present Andrew George, LCAM, Ameri-Tech Property Manager. Absent were Nick Vavoulis, Bob Krobatsch, and Patrycja Zajac.

The Meeting notice was posted at the Tall Pines Clubhouse, on the TP website 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 Susan, seconded by Staffan; motion carried.

Treasurer's Report

Financials were not available due to the early meeting date this month. A YTD report will be given in time for April's meeting.

Old Business

A proposed amendment requiring all potential renters to submit to background checks by the HOA/Property Manager is on hold until Fall.

New Business

- Anne asked Andrew about several items on the Homeowner Violations list, and why those items were not referred to the new HOA Fining Committee. Andrew to research and reply.
- There was a discussion around a specific homeowner's request to waive late payment fees for delinquent HOA fees. The board agreed the fees should not be waived.
- Andrew stated all HOA board members have provided ID to him, but there are several that must complete their certification courses. Once completed, the certs will be listed on the HOA website.

Next Meeting Date

The next meeting is scheduled for Monday, April 21, 2024, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Susan, seconded by Trish, to adjourn the meeting at 7:26 PM; motion carried.

Submitted by
Trish Ives, Secretary