

**HUNT RIDGE HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
April 21, 2025**

Call to Order

The board meeting was called to order at 7:01 pm by Nick Vavoulis – President. Board members present: Nick Vavoulis, Anne McQuade, Susan Gavin, Trish Ives, Staffan Linnerstan, and Bob Krobach (virtual) - a quorum was established. Also present Janice Sofia, Ameri-Tech Property Management Representative. Absent - 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 Anne; motion carried.

Treasurer's Report

Financials were reviewed by Susan Gavin, Treasurer. Total Operating Account & Savings: \$33,437; YTD income: \$24,115; YTD expenses: \$23,287; YTD surplus: \$828, Accounts Receivable: \$7,991

Old Business

Hunt Ridge HOA board certifications are complete at this time, with the exception of one board member who will complete their class this week.

New Business

- Anne requested a volunteer for the fining committee, as a current member has moved away. Paul Howard volunteered to fill the vacancy.
- Irrigation system:
 - At the time of the meeting, all irrigation on Baltusrol Drive from the entry to Pine Needles is out of service due to a 35-year old controller that requires parts & service from the vendor. Tall Pines has authorized immediate payment to the vendor to complete the service request. Upon completion, we are anticipating homeowners will see an improvement in their lawns.
 - Nick proposed sending a reduced payment to the Tall Pines Master Association because of the severe irrigation issues in Hunt Ridge.
 - The board voted 3-2 against sending a reduced payment to Tall Pines; one board member abstained. Those dissenting cited the need for a thorough discussion between Hunt Ridge and Tall Pines before considering any financial action. Nick is to follow up with Tall Pines HOA president Dawn Horvath to open the discussion.

Next Meeting Date

The next meeting is scheduled for Monday, May 19, 2024, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Susan, seconded by Steffan, to adjourn the meeting at 8:02 PM; motion carried.

Submitted by
Trish Ives, Secretary