

**HUNT RIDGE HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
January 20, 2025**

**Call to Order**

The board meeting was called to order at 7:03 pm by Nick Vavoulis, President. Board members present: Trish Ives, Anne McQuade, Susan Gavin, Staffan Linnerstan - absent: Marty Giles, Bob Krobatsch: a quorum was established. Also present, Andrew George, LCAM, Ameri-Tech Property Manager

The Meeting notice was posted at the Tall Pines Clubhouse and on signs throughout the community. A mailing was sent to every homeowner which included the 2025-2026 budget.

This was the 2025-2026 Budget Adoption Meeting and as such was the only agenda item.

- The vote to waive the requirement for a compiled financial statement for 2024-2025 and provide in lieu thereof a report of cash receipts and expenditures was passed with a majority vote.
- The vote to roll over excess operating funds in the 2024-2025 calendar year into the 2025-2026 budget as a constructive return of capital to the membership was passed with a majority vote.
- The budget was reviewed by line item and questions were addressed. A motion was made by Susan, seconded by Staffan to approve the new budget; motion carried.

**Next Meeting Date**

The next meeting is scheduled for February 17, 2025, at 7 PM, Tall Pines Clubhouse.

This will be the Annual Member Meeting. The new budget goes into effect March 1, 2025

**Adjournment**

A motion was made by Anne, seconded by Nick, to adjourn the meeting at 7:30 PM; motion carried.

Submitted by  
Susan Gavin, Secretary