

HUNT RIDGE HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
October 17, 2022

Call to Order

The board meeting was called to order at 7:01 PM by Steve Fitts - President. Board members present: Mark Lennon, Sam Guiliano, Susan Gavin, Derek Watkinson, Bob Krobatsch, absent: Carl Cassella - a quorum was established.

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 Sam, seconded by Mark; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$38,926 YTD income: \$137,032; YTD expenses: \$122,757; YTD surplus: \$14,275; Accounts Receivable: \$6,585

Old Business

All past due assessments on Lot 252 have been paid in full – the lien has been released and the court action has been dismissed

New Business

- ✓ The sending of past due assessment letters will resume with a late fee added at the two-week mark
- ✓ Periodic community inspections will also resume which may result in violation letters being sent to those homeowners who are noncompliant. A copy of the Hunt Ridge documents, and the list of rules, can be found on the Tall Pines website - <https://tallpinesnpr.com>
- ✓ The board has received two bids from new landscaping companies and is awaiting one more. A committee of three board members – Steve, Mark & Susan – will review the bids and make their recommendation to the board at the next meeting.

Next Meeting Date

The next meeting is scheduled for Monday, November 21, 2022, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Sam to adjourn the meeting at 7:48 PM; seconded by Mark; motion carried.

Submitted by
Susan Gavin, Secretary

