

**KINGSVIEW RIDGE COMMUNITY  
ASSOCIATION, INC.  
REGULAR MEETING MINUTES  
June 1, 2011**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on June 1, at 7:00pm.

**Present:**

Tim Martin, President  
David Brooks, Vice President  
John DiNardo, Treasurer  
Hari Singh, Director

**Absent:**

Jim Parker, Director  
Lori Teachum, Secretary

**Others Present:**

Nancy Keen, Vangaurd Management  
Shelly Henning, Recording Secretary  
Mel Fields, Homeowner

**I. CALL TO ORDER**

Mr. Martin, President, called the regular meeting to order at 7:03pm with a quorum present.

**II. MINUTES:**

Reviewed and approved the minutes of the April 6, 2011 Board meeting.

**Motion: To accept the minutes as written.**

**Martin/DiNardo**

**Vote: Unanimous**

**III. HOMEOWNER FORUM:**

Mr. Fields, homeowner, wanted to ask the ACC a few questions regarding a screened porch and thought the ACC might be at the meeting.

**IV. MANAGEMENT REPORT:**

**A. Marksburg Court Wood Fiber:**

Sport Systems will install 34 Cubic yards of engineered wood fiber safety surfacing for \$1,990.00. The Board had previously tabled it. The Board wanted to know if Mainscapes could rake the fiber under the swings and if they could move the existing fiber to the areas where it is needed.

**B. Reserve Study:**

Miller Dodson completed the Reserve Study for the Association. The Executive Summary for both the General and the Townhouse Reserve contributions need to be increased considerably to match the recommended cash flow method of funding the Reserves. The General Reserves contribution can be increased to the appropriate amount by implementing a 5% budget increase in 2012. The Townhouse Reserve contribution however, cannot be increased to the recommended level as the legal documents do not allow more than a 10% budget increase each year. The Board would like to meet with someone from Miller Dodson at the next meeting. The Board decided to table this until the next Board meeting.

**Action:** Management will ask a representative from Miller Dodson to attend the next Board meeting.

**C. Hearing/\*\*\*\*\*:**

Management sent a hearing notice for the homeowner to attend a hearing at this meeting. The homeowner has had ongoing violations of recycling containers/trash cans stored in driveway, buckets/coolers stored in the driveway, snow plow equipment stored in the driveway and a pick-up truck parked on common ground. The homeowner did not attend the meeting. A Board member has noted that the truck is not parking on common area and items are now stored neatly in the back now.

**Action:** Management to send the homeowner a letter that if these violations should happen again they will incur a fine and to let the homeowner know that the Board has noticed a significant improvement.

**Motion:** If these violations should occur again there will be a \$25.00 per occurrence per week.

**Brooks/DiNardo** Vote: Unanimous

**D. Bad Debts:**

1. \*\*\*\*\*:  
There has been a foreclosure on the property. \$ 1,294.63 has to be written off.

2. \*\*\*\*\*  
\$236.80 has to be written off.

**Motion:** To write off both bad debts.

**Brooks/Singh** Vote: Unanimous

**E. Homeowner Fee Waiver Request:**

1. \*\*\*\*\*:  
The Homeowner would like both the Notice of Intent fee of \$45.00 and the \$5.00 fee waived. The \$45.00 fee is a hard cost to the HOA.

**Motion: Board approved to write off the \$5.00 but not the \$45.00 because it is a hard cost.**

**Martin/Singh**

**Vote: 3 for, 1 abstain**

**VI. OLD BUSINESS:**

There was no old business discussed.

**VII. NEW BUSINESS:**

The Board would like Management to address concerns to Mainscapes regarding their maintenance of the grounds. The frequency of cuts has gotten longer between cuts and trimming needs to be improved.

Management will send a letter to the owner of the company.

**Action: Management to send Mainscapes a letter.**

**VIII. ADJOURNMENT:**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:50pm.

**Motion: To close the meeting.**

**DiNardo/Martin**

**Vote: Unanimous**

**\*NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, August 3, 2011 at 7:00pm.