

**KINGSVIEW RIDGE COMMUNITY
ASSOCIATION, INC.
REGULAR MEETING MINUTES
February 1, 2012**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on February 1, 2012 at 7:00pm.

Present:

Tim Martin, President
David Brooks, Vice President
Jim Parker, Director
Hari Singh, Director

Absent:

John DiNardo, Treasurer
Lori Teachum, Secretary

Others Present:

Nancy Keen, Vangaurd Management
Shelly Henning, Recording Secretary

I. CALL TO ORDER

Mr. Martin, President, called the regular meeting to order at 7:04pm with a quorum present.

II. MINUTES:

Reviewed and approved the minutes of the December 7, 2011 Board meeting.

Motion: To accept the minutes as written.

Martin/Singh

Vote: Unanimous

III. HOMEOWNER FORUM:

There were no homeowners present to address the Board.

IV. MANAGEMENT REPORT:

A. Retaining Wall Project Engineer Proposals:

Based on Miller Dodson Reserve Study recommendation, the Marksborg Court retaining wall needs to be replaced in the spring of 2012. Because this is a complex construction project, it is recommended that an engineering firm complete the design, bidding, and construction oversight of the retaining wall project. The Board had requested BEC give a rough estimate for the total cost of replacing the wall. BEC stated

it would be approximately \$43,000.00 and approximately \$8,000.00 of that cost will be for the design, bidding, contract administration and construction observation services. Management obtained two other proposals from Engineering and Technical Consultants (ETC) and Thomas Downey, LTD (TDL). Vanguard has worked with all three companies and they all do good work. The segmental block wall should last for a very long time. The current wood wall is starting to lean. The Association currently has \$43,000.00 in the Townhouse Reserve Money Market account so we won't have to pull funds from CD's and the actual cost may be less.

Motion: That we approve BEC's engineer proposal and move ahead with the project.

Martin/Brooks

Vote: Unanimous

B. Grounds Maintenance:

Management has spoken with MainScapes and they are aware of the landscaping issues. MainScapes would like to try an entire new crew. The Board would like Gary Saylor to come and inspect his crews after the work is completed. The Board again discussed their disappointment with the entrance plantings that MainScapes did and would like to consider using Potomac Garden Center for future plantings.

VI. OLD BUSINESS:

There was no old business discussed.

VII. NEW BUSINESS:

There was no new business discussed.

VIII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:21pm.

Motion: To adjourn the meeting.

Parker/Brooks

Vote: Unanimous

***NEXT MEETING:** The next meeting of the Board of Directors is scheduled for **Wednesday, April 4, 2012 at 7:00pm.**