

**KINGSVIEW RIDGE COMMUNITY  
ASSOCIATION, INC.  
REGULAR MEETING MINUTES  
June 6, 2012**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on June 6 at 7:00pm.

**Present:**

David Brooks, Vice President  
John DiNardo, Treasurer  
Lori Teachum, Secretary  
Jim Parker, Director

**Absent:**

Tim Martin, President  
Hari Singh, Director

**Others Present:**

Nancy Keen, Vangaurd Management  
Shelly Henning, Recording Secretary  
Steve Turner, BEC

**I. CALL TO ORDER**

Mr. David Brooks called the regular meeting to order at 7:05pm with a quorum present.

**II. MINUTES:**

Reviewed and approved the minutes of the February 1, 2012 Board meeting. A quorum was not met for the April meeting and the meeting was canceled. Pass the minutes.

**Motion: Pass the minutes.**

**Parker/ Brooks**

**Vote: Unanimous**

**III. HOMEOWNER FORUM:**

There were no homeowners present to address the Board.

**IV. MANAGEMENT REPORT:**

**A. Landscaping Proposal:**

A homeowner from Palmetto Circle had several concerns regarding the common area near her home. Management obtained proposals from Mainscapes to correct the various issues she reported. These homes back to a wooded area. The Board thought that Mainscapes prices were reasonable.

1. Cut down and remove Pine tree. Cost \$676.00  
Grind stump, clean debris and leave flat. Cost \$335.00
2. At 13632 Palmetto Circle cut down and remove damaged Maple tree.  
Cost \$735.00

3. At 13600 Palmetto Circle cleanup the overgrown wooded area to the left of the house. Cost \$400.00
4. At 13640 Palmetto Circle remove dead Dogwood tree. Cost \$100.00

**Motion: Approve Mainscapes doing all the work.**

**DiNardo/Parker**

**Vote: Unanimous**

**B. Retaining Wall:**

BEC was approved by the Board to do the engineering services. They had submitted a bid package for the approval by the Board. Mr. Turner met with five contractors for a prebid meeting and two contractors have declined due to work loads. He has only received two bids at this time and still waiting on the third. Avon Corp came in higher at \$95,000.00 and Pentrey's quote came in around \$60,000.00. The bid is higher than originally thought due to a drainage issue and the pavement improperly sloped. BEC has proposed a segmented wall he feels that another timber wall would only fail again. The fence will also need to be replaced. He thought the work would take about forty days. The Board would like BEC to get one or two more bidders and get references for the bidders. Then they would like BEC to go back to each of the bidders and ask them to "sharpen their pencils".

**C. Palmetto Circle Tot Lot Surfacing:**

A homeowner expressed concerns regarding the tot lot surface needing wood fiber. Management has requested two estimates. The last time the wood fiber was replenished was in 2006. The Board discussed the two bids. Sports System's bid also included making some adjustments and repairing the rope climb at no charge. Sports Systems also blows the chips in which gives it a more even affect. A Board member mentioned the Ranworth Tot Lot was very muddy due to the recent storms.

**Motion: To approve Sports System's proposal.**

**DiNardo/Teachum**

**Vote: Unanimous**

**D. Change in Maryland Law Regarding Pit Bulls:**

Maryland Court of Appeals issued a ruling that pit bulls and pit bull mixed breeds are considered to be "inherently dangerous" and has now imposed a strict liability on dog owners and others. Others – includes landlords and other persons who have a right to control the property where a pit bull may be present and who knew or should have known of the presence of a pit bull. This includes Community Associations. Management is recommending the Board have the Association's attorney review this matter and advice of any steps necessary to insulate the Association. The Board is not aware of any pit bulls in the community. The Board was in agreement with getting the attorney to review this and thought it would be money well spent.

**Motion: To get a legal opinion regarding the Association's liability with Pit Bulls on the common areas.**

**DiNardo/Brooks**

**Vote: Unanimous**

**E. \*\*\*\*\***

\*\*\*\*\* owes the Association almost \$6,000.00. Her home is being sold as a short sale and the realtors want it free and clear of liens and judgments and are willing to give up some of their commissions. If the house goes into foreclosure the Association would probably never get any of the money owed. The Association's attorney has suggested a settlement of 2,204.00 with an agreement not to go after her in the future.

**Motion: To approve the settlement amount of \$2,204.00 that the attorney is recommending.**

**Teachum/DiNardo**

**Vote: Unanimous**

**VI. OLD BUSINESS:**

There was no old business discussed.

**VII. NEW BUSINESS:**

**A. Trees:**

At the bottom of Ranworth before the tot lot there are about 4-5 trees that look dead. The tops of the trees look dead. There are also a couple of trees off of Briarwick that don't look good either. Do they need to be pruned or are they dying. If these trees are County trees it could take years to get them replaced. Management would notify the County and see if they could be trimmed to save them.

**Action: Management to notify the County of the problem with the trees.**

**B. Parking on Tattershall Drive:**

A Board Member mentioned there are cars parking on the grass at the entrance to the pipe stem lots. Once Management has the addresses of the homes she will send violation letters.

**Action: Management to send violation letters that the cars should not park on the grass.**

**VIII. ADJOURNMENT:**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:54pm.

**Motion: To adjourn the meeting.**

**Parker/Teachum**

**Vote: Unanimous**

**\*NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, August 1, 2012 at 7:00pm.