

**KINGSVIEW RIDGE COMMUNITY
ASSOCIATION, INC.
REGULAR MEETING MINUTES
December 7, 2016**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on December 7, 2016 at 7:00pm.

Present:

David Brooks, President
Jim Parker, Vice President
John DiNardo, Treasurer
Lori Teachum, Secretary
Hari Singh, Director
Ian Dodoo, Director

Absent:

Carmen Celis, Director

Others Present:

Nancy Keen, Vangaurd Management
Shelly Henning, Recording Secretary
Mr. & Mrs. Abdul, Homeowners

I. CALL TO ORDER

Mr. Brooks, President, called the regular meeting to order at 7:01pm with a quorum present.

II. MINUTES:

Reviewed and approved the minutes of the October 5, 2016 Board meeting.

Motion: To approve the minutes.

Singh/Parker

Vote: Unanimous

III. HOMEOWNER FORUM:

A. ***/Hearing:**

The homeowner missed their hearing at the last meeting due to a misunderstanding of the hearing date. The Leyland cypress trees around the homeowner's property are forming a solid landscaped border fence and are now taller than twenty feet. The Association has asked the homeowner to remove some of the trees so it does not form a solid barrier tree fence. The Homeowners were not aware of the restrictions. The previous homeowner had gotten approval for some of the trees but the new homeowner had added to the trees without approval. The

trees look really nice, they are very uniform. The trees have been there since 2008. The attorney had advised that a natural fence does not have to go by the same guidelines of a regular fence. The Board discussed that the homeowner did not get the proper approval for the additional trees.

Motion: Have the Homeowner complete the ACC application for the added trees.

Brooks/DiNardo Vote: Unanimous

The Board then discussed the ***** plantings. A Board member met with the Homeowners after their Hearing at the property to discuss a solution. Some of the plantings are encroaching on the sidewalk. The Board discussed that the plantings do not have any uniformity to them. The homeowner did not get approval for the plantings. The Association sent the Homeowner a letter when they first moved in notifying the Homeowner that the plantings were out of control. The Board asked that Management send the Homeowner a letter stating to remove the two trees that were recommended at the site meeting. Then if the Homeowners do not remove them the Board can start the process.

IV. MANAGEMENT REPORT:

A. Deferred Assessment Resolution:

At the end of each year Goldklang Group recommend that, for tax purposes, the Board pass a deferred assessment resolution. The resolution simply means that the Association will plan to use any surplus earned this year during the following year.

Motion: The Association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion.

Brooks/Parker Vote: Unanimous

B. Palmetto Circle Entrance Monument:

The Board had previously requested for Management to obtain bids to replace the front entrance monument signs at Palmetto Circle. All three contractors bidding on the project reported that the signs should be replaced and not renovated.

DMS Sign Connection: \$6,500.00

Graphcom: \$2,522.80

Signarama: \$7,623.10

The Board asked that Management get a rendering that is to scale and with coloring from Graphcom. The Board discussed possibly sending a notice to the owners in Autumn Ridge about the signage change. The sign will be paid from the Reserve funds.

Motion: That we approve Graphcom's proposal for 2 new signs at the entrance of Palmetto Circle.

Teachum/Singh

Vote: Unanimous

C. Asphalt Repairs/Palmetto Circle:

As previously forwarded to the Board by email, enclosed again are two proposals for asphalt repairs on Palmetto Circle. Management asked these contractors to submit proposals for what they recommend based on their inspection and condition of the asphalt. Only two companies responded. As the Board has discussed, since the Association intends to mill and overlay this area in the next several years, the Board may want to hold off on major repairs and/or seal coating. The Board asked Management to get a current price for the mill and overlay since the price of oil has dropped significantly and may be more affordable to do now.

Action: Management to get estimate for the mill and overlay.

D. Collection Decisions:

1. Waiver Request***:**

The Homeowner has requested the Board waive all legal fees, collection costs, late fees and interest from their account. The attorney recommends the Board make a counter offer that includes all legal cost and attorney's fees since they are hard costs to the Association. The attorney recommends the Board approve to waive the late fees and interest.

Motion: The Board approves the attorney's recommendation

Brooks/Parker

Vote: Unanimous

2. Payment Plan***:**

The Homeowner has requested the Board approve a payment plan of \$100.00 a month and waive all interest and attorney's fees. The attorney recommends the Board reject this proposal and counter with an offer to conditionally waive interest and late fees if he makes timely payments of \$125.00 per month in addition to timely payments of all current assessments until the balance is satisfied.

Motion: To approve the attorney's recommendation.

Brooks/Parker

Vote: Unanimous

3. Payment Plan***:**

The Homeowner has requested the Board approve a payment plan of \$250.00 per month. The attorney recommends the Board accept the offer as the delinquency would be satisfied in a year or less. Further, it would cost

the Association more money up front to litigate the motion her attorney has put before the court. The homeowner's attorney has also offered to secure the payment agreement to ensure the homeowner does not default on her payments.

Motion: The Board approves the \$250.00 per month payment with the security of payment agreement offered by the Homeowner's attorney.

Brooks/Parker Vote: Unanimous

4. ***:**

The Homeowner is requesting a payment plan of \$75.00 to \$100.00 a month. The attorney noted the Board should agree to a Promissory Note for the \$5,700.00. The homeowner would be bound to the payment plan for the entire balance of the note; if the homeowner were to default then the Association could file suit without statute of limitations.

Motion: Agreed with the promissory note in the approval of accepting payments.

Brooks/Singh Vote: Unanimous

E. Two Hazardous Tree Removal:

There are two reported hazardous trees located at the triangle section of the common area on the corner of Father Hurley and Dawson Farm. Destiny Road HOA's Management brought this to the Board's attention. Park and Planning has already inspected and agreed that the trees need to come down. The Board and Management discussed that now that the Association has been notified, if one of these two (2) trees were to come down and cause damage the Association could be liable.

Motion: That we approve The Care of Tree's proposal to cut the two trees down and haul them away.

Brooks/Teachum Vote: Unanimous

VII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:06pm.

Motion: To adjourn.

DiNardo/Parker Vote: Unanimous

***NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, February 1, 2017 at 7:00pm.