

## 02/01/06 Board Minutes

Kingsview Ridge Homeowners Association

c/o Vanguard Management

P.O. Box 39\* Germantown, MD 20875

(301) 540-8600 Fax (301) 540-3752

Regular Meeting

Germantown Recreation Center

Germantown, MD 20874

Wednesday, February 1, 2006

Board Members Present:

Tim Martin, John DiNardo, David Brooks, Hari Singh, Mohammad Zarei, John Scavullo

Absent:

Larry Marcus

Recording Secretary:

Denise Radzilowski

Community Manager:

Nancy Keen, Vanguard Management

Tim called the meeting to order @ 7:32 p.m.

Meeting Minutes:

The minutes from the November meeting were presented for review and approval.

MOTION - A motion was made by Hari and seconded by John to approve as written. Motion passed.

Lawn Chemical Contract:

Management presented the 2006 Lawn Chemical Contract from Royal Greens for their review. The contract reflects a 2.5% increase due to delivery, fuel and fertilizer costs. Management will provide additional bids for the Board's review. The Board will vote via email prior to the next meeting.

MOTION - Tabled

Palmetto Circle Tot Lot:

Ms. Silvia Rodriguez, a member of the Kingsview Ridge Condominium Board requested that the Board install a sign at the tot lot stating that the park closes at dusk. She reported that teenagers are hanging out at the tot lot at night.

MOTION - A motion was made by Hari and seconded by John to replace the word "Dusk" with "Dark" while installing a sign at every tot lot, four in all. Motion passed.

2005 Audit:

Management presented a proposal letter from Dennis Alexander requesting that the Board continue using his services. He has performed the Association's audit since 2002.

MOTION - A motion was made by John and seconded by Mohammad to approve. Motion passed.

Ranworth Tot Lot:

Management advised that the community inspector noticed several plywood sheets leaning against trees in the woods near the Ranworth tot lot leaving him to believe that these are used as targets for playing paint ball. As Management has not received complaints from residents, no action will be taken.

Old/New Business:

Management provided a photo of the trash can receptacle located at the Ranworth Tot Lot that has been vandalized and requested whether the Board would like to replace it or remove the remaining wood.

MOTION - A motion was made by David and seconded by John to replace. Motion passed.

A homeowner advised that residents are walking their dogs without properly disposing of their waste and requested that the Board approve installing "Pick up after your pet" signs at the Storm Water Management Pond near Palmetto Circle.

MOTION - Tabled until April

Website/List Serve:

The Board discussed adding a "List Serve" to the web site. At the November meeting, Management provided information from Pete Raumann. A list serve would provide information such as community news and updates via email. The initial set up cost is \$50.00 with an additional amount of \$4.95 a month to maintain.

MOTION - A motion was made by David and seconded by John S. to approve. Motion passed.

Balance Adjustment for Reserves:

Management requested that the Board approve the adjustment to the reserves to reflect a positive adjustment of \$8,572.63.

MOTION - A motion was made by David and seconded by John to adjust the balance to the reserve equity account. Motion passed.

Adjournment:

MOTION - A motion was made by Tim and seconded by John D. to adjourn. Motion passed.

The meeting adjourned @ 8:15 pm