

03/01/01 Board Minutes

KINGSVIEW RIDGE HOMEOWNERS ASSOCIATION, INC.Regular Board Meeting
Thursday, March 1, 2001
Kingsview Ridge Middle School-Germantown, MD 20874

Board Members Present:

Ed Hughes Tim Martin Larry Marcus (left @ 7:50p.m. due to business)
Robert Stone David Brooks Pete Raumann

Recording Secretary:
Denise Radzilowski

Community Manager:
Jose Ponton, Community Manager

Larry called the meeting to order @ 7:31 p.m.

Meeting Minutes:

The minutes from the January 2001 meeting were presented for approval and amended as such:

The date for the January meeting listed the year as 2000. It is noted that it will be changed to 2001.

MOTION; Motion was duly made and second as amended. All were in favor. Motion passes.

Operating Meeting Plan:

Larry wished to confirm the schedule of the meetings for the Board of Directors. Jose reminded the Board of the Operating/Meeting Plan that presented at the November meeting providing the Board with a schedule of the upcoming meetings for the year 2001. The Board would meet on a by-monthly basis during certain times of the year on an as needed basis. David suggested that a meeting be held in April to discuss financials/reserves only; then keep with the operating/meeting plan.

MOTION; Motion was duly made and second. All were in favor. Motion passes.

Trash Enclosures:

A letter was sent to the condos on Palmetto Court c/o Wudfke Management regarding the trash enclosures. Ed recommended keeping the trash pick-up as is. Tim would like a confirmation from Wudfke that the homeowner's/residents' trash cans remain in their unit until the scheduled pick-up. Board to discuss/finalize the decision on the removal of enclosures at next meeting.

Financial Statements:

The financial statements covering the period through January 31st were presented for review and consideration. The Association's CPA Dennis Alexander, presented his renewal proposal for tax preparation for the year ending 2000.

MOTION; Tim made a motion to approve. Ed second. All were favor. Motion passes.

New/Unfinished Business:

There are a couple of outstanding issues along with a few additional items that were brought to the attention of the Board and Management. They are as follows:

- 1) What is the current status of the Storm Water Pond? John Clarke of Elm Street is aware of various items that still need to be addressed. He hopes that all of these projects will be finished by early spring weather permitting.
- 2) It was mentioned that the new Playground/Recreational area has been used by individuals as possibly a target for Paint Balls. Larry Marcus suggested that the Board purchase a Camera bag not to exceed \$ 35.00 to protect the Association's investment since purchasing the digital camera in December of 2000.

MOTION; Tim made a motion. Pete second. All were in favor. Motion passes.

3) Due to the changing weather conditions, the storm drains on Palmetto Court have dropped significantly. Jose informed

the Board that this has happened in other communities of his as well. They have used Concrete Jacking Company which has been very satisfactory. The process consists of puncturing a hole in the concrete and inserting water that lifts the concrete without the expense of replacing it.

4) There was mention of the Board vacancy and if the Board had any prospects to fill the position. The homeowner who resides at 6 Palmetto Court expressed his interest.

5) Management will mail a notice to all homeowners/residents regarding the bulk trash pick-up date of April 1, 2001.

6) Management will check with John Clarke of Elm Street in regards to the pathway that connects to the tot-lot area.

Future Meetings:

Thursday, April 5, 2001 @ 7:30 p.m. Kingsview Ridge Middle School

Adjournment:

The meeting adjourned @ 9:07 p.m.