

**REGULAR MEETING MINUTES**  
**April 1, 2009**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on April 1, 2009 at 7:00pm.

**Present:**

Tim Martin, President  
John DiNardo, Treasurer  
Hari Singh, Director  
Lori Teachum, Director

**Absent:**

David Brooks, Vice President  
Mohammad Zarei, Secretary  
Jim Parker, Director

**Others Present:**

Nancy Keen, Vangaurd Management  
Shelly Henning, Recording Secretary

**I. CALL TO ORDER**

Mr. Martin, President, called the regular meeting to order at 7:07pm with a quorum present.

**II. MINUTES:**

Reviewed and approved the minutes of the February 4, 2009 Board meeting.

**Motion: That we approve the minutes.**

**Martin/Singh**

**Vote: Unanimous**

**III. HOMEOWNER FORUM:**

There were no homeowners present to address the Board.

**IV. MANAGEMENT REPORT:**

A. Grub Treatment:

Board hasn't noticed a problem with the grubs. The Board and management discussed not wanting to do a "blanket treatment". The Board decided not to act on this.

B. Trash Contract:

Management had reported that Waste Management was not able to do a bulk trash pick-up once a week without additional charges.

Management advised that they use J&J and Potomac Disposal at other properties and the other properties were satisfied with their services.

J&J had offered a price break if the community would switch to Tuesday and Fridays. The Board preferred to keep the same days. The Board discussed there is an out if it doesn't work.

**Motion: Approve contract with Potomac Disposal**

**Martin/Singh**

**Vote: Unanimous**

**C. Collection Fee Waiver Request:**

The Board discussed that they could not break rules that were already set. Other people have asked for this in the past and it would not be fair to not charge them. They were over 30 days past due. They also got a 15 day late notice. There is an actual cost the association pays to send a certified letter.

**Motion: To deny both.**

**Martin/DiNardo**

**Vote: Unanimous**

**V. OLD BUSINESS:**

There was no old business discussed.

**VI. NEW BUSINESS:**

Dead pine tree at the corner of Dawson Farm Road and Father Hurley:  
The tree is dead and it was recommended by the Board to remove it and to consider replacing it. Management will get proposals to do both. It was noted that kids have been hanging out there and it might be better to leave the area open.

**Action: Management to get proposals for taking the dead pine down and replacing the tree.**

**VII. ADJOURNMENT:**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:23pm.

**Motion: To adjourn the meeting.**

**DiNardo/Martin**

**Vote: Unanimous**

**\*NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, June 3, 2009 at **7:00pm**.