

**KINGSVIEW RIDGE COMMUNITY
ASSOCIATION, INC.
REGULAR MEETING MINUTES
June 1, 2016**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on June 1, 2016 at 7:00pm.

Present:

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

Absent:

John DiNardo, Treasurer

Others Present:

Nancy Keen, Vangaurd Management
Shelly Henning, Recording Secretary
2 Homeowners

I. CALL TO ORDER

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

II. MINUTES:

Reviewed and approved the minutes of the December 2, 2015 Board meeting.

Motion: To approve the minutes as written.

Dodoo/Teachum

Vote: Unanimous

III. HOMEOWNER FORUM:

1. Website:

A Homeowner brought up concerns that most homeowners are not aware of when the HOA meetings are held. Management stated the meetings are posted on the Kingsview web site, Kingsviewridge.com. It was suggested that when letters are sent out to the Homeowners that the web site address be included for the Homeowners. The Homeowner stated she would like to see the Minutes posted to the web site also.

2. Trash:

A Homeowner raised concern about trash in the Townhome area. The Homeowner would like to see the Homeowners reminded that trash is not picked up on Holidays. Homeowners are putting trash out in the white plastic bags and animals are getting into it and making a mess. The white trash bags are not an approved trash container. Management

discussed the difficulty of enforcing this issue. Management has no way of knowing who is doing this since the trash is put in a central area and not in front of the homeowner's house. The Board suggested the Homeowners use the thicker contract trash bags. The Board welcomes the homeowners help to get the word out.

3. Landscaping Obstructions:

A Homeowner raised concern of landscaping that is obstructing the view of traffic. Management will contact the County and ask that the landscaping get trimmed back on appropriate properties. Management will also contact PGC and ask if any of the HOA trees are posing a risk.

IV. MANAGEMENT REPORT:

A. Dead Tree Removal:

PGC has submitted a proposal to remove two dead common area trees. They would remove 1 dead pine tree on the side of 19016 Marksburg Ct. PGC does not recommend replacing this tree, it is overcrowded there. PGC will grind the pine stump. PGC would also remove a dying flowering cherry in the traffic circle at the front of 14027 Briarwick St. and replacing it with a 15 gallon Flowering Cherry. The total cost is \$1,398.70.

Motion: That we go ahead with this proposal from PGC.

Teachum/Singh

Vote: Unanimous

B. Marksburg Court Tot Lot Surfacing:

The Board previously discussed the Marksburg Tot lot at the December meeting and by emails. The options are:

1. The original PGC estimate that calls for a "dig out" and installation of 5" of wood chips: \$7,472.00.
2. The revised PGC estimate that calls for "dig out" and 8" of woodchips: \$9,672.00
3. PGC perform the "dig out" (\$3,600.00) and Sport Systems install 9" of wood fiber (\$6,888.00): \$10,488.00

This tot lot is not used very much. The Board discussed in the long run they may want to consider downsizing the tot lot. Management stated that there would be a cost to make it smaller.

Motion: That we go with the least expensive option (option 1) and that we pull the funds from the Reserve Funds.

Parker/Singh

Vote: Unanimous

C. Towing Agreement:

Montrose Towing has sold their residential towing division to Custom Towing. Custom Towing is a very reputable and reliable towing contractor that Vanguard has used in numerous other communities. The Board discussed the new Towing Agreement. Custom Towing will change the name and phone number on the towing signs with a

sticker over the existing signage. The Board was concerned the signs would not look professional and would readdress the signage if needed.

Motion: To approve the new towing contract.

Singh/Teachum

Vote: Unanimous

D. Palmetto Circle Cracked Path:

There is an area of the walking path next to the tot lot on Palmetto Circle that is broken/cracked. Management requested three estimates to replace this section of the path. The 3rd company has not submitted a bid. The repair would be a Reserve Expense. The Board thought that the tree roots were causing the problem. This sidewalk has never been repaired. Management will have O’Leary clarify if their bid is also cutting out the tree roots and how many linear feet they are proposing. Management will get a 3rd quote. The Board will review by email.

O’Leary Asphalt, Inc. \$3,400.00

Knoble Inc. Option 1: approximately 51 linear feet \$4,500.

Option 2: the entire path approximately 101 linear feet
\$5,500.00

Action: Management will have O’Leary clarify the linear feet proposed. Management will have O’Leary clarify if the proposal includes removal of tree roots. Management will request a 3rd company for a proposal.

E. ***:**

The homeowner is requesting a waiver of \$15.00 for a late fee assessed to the account on 4/18/2016. The homeowner received a late fee waiver in 2013.

The Board has had a policy of allowing only one late fee,

Motion: To deny the waiver request.

Parker/Dodoo

Vote: 1 abstain/ 4 for

VI. OLD BUSINESS:

A. Common Trees Trimmed:

A Homeowner would like some of the common trees to be trimmed back. PGC has quoted it would cost \$650.00 to trim seven of the trees back three feet. PGC stated they don’t think the trees need to be trimmed. The Board will look at the trees and re-evaluate at the next meeting.

V. NEW BUSINESS:

A. Re-Election:

Mr. Brooks, Mr. Dodoo and Mr. Singh are up for re-election.

B. Abandoned Homes:

Two homes seem to be abandoned. One home is on Briarwick and the other home faces the train tracks. A Board Member will convey the

addresses to Management. Management will report the homes to the County.

VIII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:31pm.

Motion: To adjourn the meeting.

Teachum/Parker

Vote: Unanimous

***NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, August 3, 2016 at 7:00pm.