

**REGULAR MEETING MINUTES**  
**June 2, 2010**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on June 2, 2010 at 7:00pm.

**Present:**

Tim Martin, President  
David Brooks, Vice President  
John DiNardo, Treasurer  
Hari Singh, Director

**Absent:**

Mohammad Zarei, Secretary  
Jim Parker, Director  
Lori Teachum, 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 7:03pm with a quorum present.

**II. MINUTES:**

Reviewed and approved the minutes of the April, 2010 Board meeting.

**Motion: To accept the Minutes as written.**

**Martin/Singh**

**Vote: Unanimous**

**III. HOMEOWNER FORUM:**

There were no homeowners present to address the Board.

**IV. MANAGEMENT REPORT:**

**A. Grub Control:**

Mainscapes has submitted a proposal of \$1,780.00 to treat for Japanese Beetle Grubs. They are responsible for considerable amounts of turf damage. The grubs feed on the roots of the turf in the summer then the grubs develop into adult Japanese Beetles that are responsible for extensive damage to the foliage of many ornamental plants. If the insecticide is used the grubs will feed on the turf they will be killed. A Board member that has experience in this field said that he hasn't noticed any damage. A Board member commented that we should not

do a blanket control with pesticides. It was recommended by the Board not to do it at this time.

**B. 2009 Audit:**

The Auditors noted that the delinquency is high, which they have noted at other communities too. There was about \$6,000.00 in bad debt and with delinquencies it will probably continue. We may need to look at a rate increase this fall to cover the expenses. The bad debt and snow removal were the biggest expenses. The Board also thought that 2010 will be at a loss too because of the hefty snow and delinquencies. The rates have only been increased three times in the last ten years. The Board discussed the foreclosures of 13680 Palmetto Circle and 13750 Palmetto Circle and that they were able to collect the full amount owed. The Board also discussed that 13701 Palmetto Circle and that they had a debt of \$1,218.00 and if they should write it off or not. The homeowner lost more than \$80,000.00 on his home.

**Motion: To approve the audit.**

**DiNardo/Singh**

**Vote: Unanimous**

**Motion: Write off the bad debt of the 13701 Palmetto Circle of \$1,218.00.**

**Brooks/DiNardo**

**Vote: Unanimous**

**C. Tattershall Place and Tattershall Court Landscape Enhancements:**

The Board first discussed the landscape enhancement at the front entrance and some members thought it looked a little bare. They wanted to make sure that the Knock out roses would stay trimmed below the sign. The Board had requested at the last meeting that Management get a bid for Tattershall Place and Tattershall Court. The proposal was for \$3,395.00 for the work.

**Motion: We approve the proposal if they will cut the tree stump at 13742 Palmetto Circle at no charge.**

**Brooks/DiNardo**

**Vote: Unanimous**

**V. HEARING: \*\*\*\*\* Palmetto Circle:**

The homeowner did not attend the hearing. Management reported that a tree was removed from the yard leaving a portion of the trunk. The wood was disposed of in the common area behind the home. Branches from the tree were discarded in the wood line. There was a question if the home may be in foreclosure. The homeowner owes dues and funds from trash removal that the Association had to do previously. The Board discussed the By-laws that give them the right to go into the yard and correct the problem and then bill the homeowner for the work. The Board discussed cutting the tree stump so it is flush to the ground. It shouldn't cost more than \$50.00 to cut the tree flush. It was reported that the neighbors are not happy with the stump. The Board discussed assessing a fine to the homeowner. The Board wanted

Management to tell Mainscapes that if we will approve the flower bed request if they cut the tree for us.

**Motion: That we put a fine of \$25.00 a day until he replaces the tree to a max of \$500.00**

**David/Singh**

**Vote: Unanimous**

**VI. OLD BUSINESS:**

There was no old business discussed.

**VII. NEW BUSINESS:**

**A. Condo High Balances:**

There are four condos that will probably go into foreclosure. The Board discussed if the homeowner purchased in the last 4 – 5 years that they are probably upside down in their loans. The Association currently has liens against these properties. It was discussed if the Association should pursue or go thru a judgment or we just wait to see if the banks give any money back. Two of the four have already filed bankruptcy.

**Motion: To sit on the liens.**

**DiNardo/Martin**

**Vote: Unanimous**

**VIII. ADJOURNMENT:**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:47pm.

**Motion: To close the meeting.**

**Martin/Brooks**

**Vote: Unanimous**

**\*NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, August 4, 2010 at 7:00pm.