

06/06/07 Board Minutes

Kingsview Ridge Homeowners Association

c/o Vanguard Management

P.O. Box 39* Germantown, MD 20875

(301) 540-8600

Regular Meeting

Germantown Recreation Center

Germantown, MD 20874

Wednesday, June 6, 2007

Board Members Present:

Larry Marcus, Tim Martin, David Brooks, Hari Singh

Absent:

Mohammad Zarei, John DiNardo

Recording Secretary:

Denise Radzilowski

Community Manager:

Nancy Keen, Vanguard Management

Larry called the meeting to order @ 7:35 p.m.

Minutes:

The minutes from the December 2006 meeting were presented for review and approval.

MOTION - A motion was made by David and seconded by Tim to approve. Hari abstained. Motion passed.

Acc Action:

Andy Bluestein, Mrs. Trinh of 5 Ranworth Court and two (2) homeowners attended the meeting to discuss Mrs. Trinh's application for a fence and shed. Mrs. Trinh applied to have a 5' fence installed in her backyard as she is planning on installing a pool in the future. The ACC Guidelines specify that only a 4' fence may be installed unless a homeowner is

installing a pool at the same time. A 5' fence may be approved due to County safety regulations related to installing a pool. Additionally, one of the homeowners had concerns on the type of fence she plans on installing due to aesthetic issues.

MOTION - A motion was made by David and seconded by Hari to state that all homeowners must show a contract for the installation of a pool before approving a fence higher than 4' as stated in the ACC Guidelines. Tim abstained. Motion passed 3-0-1.

MOTION - A motion was made by David and seconded by Hari to approve a 4' fence for 5 Ranworth Court. Motion passed.

Board President Resignation:

Management reported that Larry Marcus has decided to resign from the Board of Directors due to scheduling conflicts.

MOTION - A motion was made by David and seconded by Hari to nominate Tim to serve as President. Motion passed.

MOTION - A motion was made by Tim to nominate David to serve as Vice President. Motion passed.

Adjournment:

MOTION - A motion was made by David and seconded by Tim to adjourn the meeting. Motion passed.

The meeting adjourned @ 8:12 p.m.