

06/07/01 Board Minutes

KINGSVIEW RIDGE HOMEOWNERS ASSOCIATION, INC.
Regular Board Meeting
Thursday, June 7, 2001
Kingsview Middle School
Germantown, MD 20874

Board Members Present:

Larry Marcus David Brooks
Tim Martin Ed Hughes

Recording Secretary:

Denise Radzilowski

Community Manager:

Jose Ponton, Community Manager

Larry called the meeting to order @ 7:40 p.m.

Meeting Minutes:

The minutes from the April and May 2001 meeting were presented for approval. They were amended as such:

MOTION - David made a motion to accept as amended. Tim second. Ed, Larry & David were in favor.
Motion passes.

Vacancy:

Due to the departure of Pete Raumann and the resignation of Amber Cummings, two (2) positions were open until the scheduled Annual meeting in August. The Board appointed John Denado of 19335 Ranworth Drive to fill the vacancy until the Annual meeting.

MOTION - Larry made a motion to appoint John Denado. David second. All were in favor. Motion passes.

Correspondence:

14100 Tattershall Place-Deras:

In months past, the homeowner(s) were sent a violation letter regarding various issues. A hearing was scheduled to take place concerning such violations. As of the meeting, the homeowner had corrected the violations as well as submitted a payment in full of \$ 475.00 as previously fined.

A homeowner for whom resides on Marksbury Court, addressed concern regarding parking issues and the lack of proper parking. The Board has taken it into advisement and hopes to have a solution by the upcoming meeting.

Financial Statements:

The financial statements for the period ending April 30, 2001 were presented for review. Upon discussion, the Board agreed that Larry would review with George Rados the best strategy in which to invest the Association's money as well as contact Management on the final decision.

MOTION - Tim made a motion to approve the investment reserve funding into a 6 and 12 month CD. David second. All were in favor. Motion passes.

2001 Audit:

The 2001 draft audit report will be discussed at the upcoming Annual Meeting. In addition, the Board agreed to hold off and schedule the community picnic for the summer/fall of 2002.

Newsletter Draft/Website:

Jose Ponton will contact Pete Raumann concerning the website. A draft copy of the newsletter was presented to the Board for review. The Board would like Management to add the two (2) new Board members as well as change Larry and Tim's e-mail addresses to their personal account. Management will proceed with the mailing.

Developer Issues:

Jose Ponton will contact Elm Street in writing in regards to the punch list and the lack of items that are not complete as well as a timetable when work is to be completed. Jose will try to set up a meeting with John Clarke of Elm Street to attend the upcoming meeting.

Landscape Issues:

Jose will contact the current contractor regarding the lack of service they currently are not providing.

Future Meetings:

Thursday, August 2, 2001 @ 7:30 p.m. Kingsview Ridge Middle School Annual Meeting

Adjournment:

Larry adjourned @ 8:40 p.m.