

KINGSVIEW RIDGE COMMUNITY ASSOCIATION, INC

ANNUAL MEETING AGENDA Wednesday, August 6, 2008 7:30pm

A quorum was not met and the annual meeting will be rescheduled for October 1, 2008.

REGULAR MEETING MINUTES August 6, 2008

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on August 6, 2008 at 7:45pm.

Present:

Tim Martin, President
Mohammad Zarei, Secretary
Hari Singh, Director
Jim Parker, Director

Absent:

David Brooks, Vice President
John DiNardo, Treasurer

Others Present:

Nancy Keen, Vangaurd Management
Shelly Henning, Recording Secretary
Lynn & Richard White, Homeowners
Louise Bradley, Homeowner
Sunil Kaul, Homeowner

I. CALL TO ORDER

Mr. Martin, President, called the regular meeting to order at 7:35pm with a quorum present.

II. MINUTES:

Reviewed and approved the minutes of the April 2, 2008 Board meeting. The June meeting had been canceled due to a power outage.

Motion: To accept the April 2, 2008 minutes as written

Martin/Singh

Vote: Unanimous

III. HOMEOWNER FORUM:

- A. Lynn White is concerned that weed killer is being applied to grass by sidewalk on Ranworth Court. She does not use herbicides because of her pets. Management is not spraying the properties.
- B. Louise Bradley & Sunil Kaul were in attendance for the Annual meeting. It was explained that a quorum was needed and that it would be rescheduled for October 1st.
- C. Louise Bradley would like to see more wood chips added to the Palmetto Circle tot lot for safety. And the tot lot needed weeding. She also had concern that the trash at the tot lot needed to be emptied more often. Ms. Bradley also asked if they wanted to install a storm door – do they have to get an approval. The board suggested she check the guidelines and that a full view storm door is approved.

IV. MANAGEMENT REPORT:

A. Ranworth Court-Bamboo

Lynn & Richard White were concerned that the proposal from Mainscapes for the removal of the bamboo included using herbicides. The White's said that this is a protected area and herbicides can not be used. They thought Mainscapes price was a great price. Management made the comment that it may cost more if Mainscapes is not able to use herbicides because they may have to come back more often. The Board and the Whites discussed ways to get rid of the bamboo. The White's said the bamboo will eventually take over the tree area if not dealt with. The Board noted that something had to be done. The White's would like to see Mainscapes come back every week for four weeks after the initial removal because it grows so rapidly. If the bamboo is cut before it leaves then it will die off.

Motion: That Mainscapes come in and cut down to the ground and remove the debris and have them come back with follow up visits (4 visits once a week and put down wood chips) then the homeowners (Lynn & Richard White) to take over and manage it themselves once under control.

Martin/ Parker

Vote: Unanimous

B. Ranworth Drive Entrance Sign

The Board thought the quotes from Designs of the Times were too high. Design of the Times usually has good prices. One board member thought the sign has been delayed too long. The homeowners that were present would also like to see the sign updated. The Board and Management discussed the sign having lights (there is currently no electricity there) and the challenges of solar lights. The sign needs to be functional and the Board would like the sign to be subtle too. The Board thought they would lean more towards painting the letters on the sign because of the cost. Management will continue to get other proposals for the painting of the letters on the sign.

Action: The Board would like Management to get more competitive bids.

C. 2009 Draft Budget Approval

There was a 3.4% increase to \$89.00 from \$86.00, the assessments went up due to the reserves had been used with the tot lot and a few other things that had been done this year and contract increases. The Board wanted to know if Vanguard would consider lowering the management fee. Management explained they should contact Craig Wilson at Vanguard, as this was beyond her control. The Board asked Management to let Craig know of the concern. Another board member thought it was reasonable. So, if Management agrees to lower the management fee, the HOA fee line item would be able to be changed at the October meeting as long as it is not changed more than 10%.

Motion: Ask Craig Wilson with Vanguard Management to get back to the Board and see what he can do with management price increase. Draft budget approved for publication to the members for comment.

Martin /Parker

Vote: Unanimous

IV. OLD BUSINESS:

A. Street light out: it has already been reported to the County, but not corrected yet.

V. NEW BUSINESS:

A. Tot lot: needs to have wood chips added and is in need of weeding. The homeowners also discussed the trash needs to be emptied more often. Management will check into and also asked the homeowner to give her a call if she noticed the trash getting full.

VI. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:22pm.

Motion: To adjourn the meeting.

Martin/Parker

Vote: Unanimous

***NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, October 1, 2008 at 7:30pm.