

REGULAR MEETING MINUTES
October 1, 2008

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on October 1, 2008 at 7:30pm.

Present:

Tim Martin, President
David Brooks, Vice-President
John DiNardo, Treasurer
Jim Parker, Director

Absent:

Mohammad Zarei, Secretary
Hari Singh, 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 7:30pm with a quorum present.

II. MINUTES:

Reviewed and approved the minutes of the August 6, 2008 Board meeting.

Motion: Approve the minutes as presented.

Martin/DiNardo **Vote: Unanimous**

III. HOMEOWNER FORUM:

There were no homeowners present to address the Board.

IV. MANAGEMENT REPORT:

A. Landscape Proposals:

The Board discussed the 3 proposals from MainScapes in the management report. One board member made a comment that the pricing was not bad.

Motion: That we approve the proposals.

Brooks/Parker **Vote: Unanimous**

- B. 2009/2010 Grounds Maintenance Renewal Contract:
 The Board reviewed the proposal from MainScapes. The Board is happy with the work that MainScapes has been doing. In discussing the new contract for the grounds maintenance the Board did not like the idea of a fuel charge being added to the contract price. The Board asked Management to let MainScapes know if they take out the fuel surcharge the Board would be happy to renew the contract.
Action: Management to notify MainScapes that the Board would like to approve the contract if they would take out the fuel charge.
- C. Snow Removal Contract:
 The board discussed the Snow removal contract and that there were no changes in the contract.
Motion: That we approve the Snow Removal Contract.
Brooks/DiNardo **Vote: Unanimous**
- D. 2009 Draft Budget Approval
 Management reported that there had not been any comments on the increase for the draft budget. A Board member commented that the fees have been raised twice in ten years. The Board discussed that Management was able to lower their charge which would lower the fees a small amount. The Board decided to keep the fee at the higher rate (the rate that was mailed out to the homeowners) in order to offset future maintenance and landscaping that will be needed.
Motion: Will keep the amount that was mailed to the homeowner. 2009 Budget final approval.
Brooks/Parker **Vote: Unanimous**
- E. Ranworth Entrance Sign
 The Board determined that the granite sign was too expensive. The Board discussed the proposal from Atlantic Displays to paint the interior letters of the sign. The Board did not like the color blue for the letters that Atlantic Displays had submitted. The Board discussed black and hunter green for the letter color. The Board would like Atlantic Display's to submit the two colors.
Motion: to approve it and choose the color (black or green) once the colors are submitted to the Board.
Martin/DiNardo **Vote: Unanimous**
- F. Homeowner Violation Hearing:
 13600 Palmetto Circle
 The homeowner was not present at the hearing. Management reported that the car has been moved. The Board discussed if the car returns with the same issues that the homeowner would be assessed a fine.
Motion: A \$500.00 fine per month if the car returns.
Martin/Brooks **Vote: Unanimous**

V. OLD BUSINESS:

1. 19003 Marksburg Court

The Board discussed the issue of the shrubs again. All the shrubs that were replaced have died. The Board was concerned the homeowner is running out of time to rectify the problem because the planting season will be over in November. A letter had gone out to the homeowner. The homeowner has not acknowledged receipt of the letter. The Board asked that they be given until November 1st to replant the shrubs. If the shrubs are not replaced by November 1, the homeowner will incur a fine.

Motion: The homeowner is given until November 1, 2008 to replant the shrubs. If the shrubs are not replaced by November 1, 2009 the homeowner will incur a fine of \$250.00 per month.

Brooks/ Martin

Vote: Unanimous

VI. NEW BUSINESS:

1. Wires in front of front entrance.

There are loose wires in front of the entrance sign. The board discusses that it looks bad and that it could be dangerous. The Board believes that the wires are Comcast wires.

Action: Management is to request that Comcast to fix this issue.

2. Waste Management Co.

The Board discussed how the trucks are still leaking. Management said they have spoken with them and that Waste Management said the problem had been fixed. The Board said if the truck continues to leak they will lose the contract.

Action: Management to notify Waste Management if the truck continues to leak they will lose the contract.

3. Change of Board meeting times

The Board discussed that they would like to move future Board meetings to 7:00pm

Motion: to move the meeting to 7:00pm

DiNardo/Parker

Vote: Unanimous

VII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:00pm.

Motion: To adjourn the meeting.

Brooks/DiNardo

Vote: Unanimous

***NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, December 3, 2008 at **7:00pm**.