

**KINGSVIEW RIDGE COMMUNITY ASSOCIATION
REGULAR MEETING MINUTES
October 7, 2009**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on October 7, 2009 at 7:00pm.

Present:

Tim Martin, President
John DiNardo, Treasurer
Hari Singh, Director
Lori Teachum, Director
Jim Parker, Director

Absent:

David Brooks, Vice President
Mohammad Zarei, Secretary

Others Present:

Craig Wilson, Vanguard Management
Erin Barry, Recording Secretary

I. CALL TO ORDER

Mr. Martin, President, called the regular meeting to order at 7:00 pm with a quorum present.

II. HOMEOWNER FORUM

There were no homeowners present to address the Board.

III. Minutes of Previous Month

The Board reviewed and approved the minutes of the June 3, 2009 Board meeting.

Motion: To accept the June 3, 2009 Meeting minutes as presented.

Martin/Parker

Vote: Unanimous

IV. MANAGEMENT REPORT

A. Bamboo Removal:

The Board discussed what options for removing the Bamboo would be most effective.

Motion: To accept the proposal from MainScapes to remove the Bamboo for the cost of \$1350.00

Martin/Parker

Vote: Unanimous

B. Dead Tree Replacement:

Motion: To accept the proposal from MainScapes to remove the two trees in front of 19327 and 19338 Ranworth for the cost of \$1230.00 and request the removal of the tree in front of 19311 Ranworth for an additional \$600.00.

Parker/DiNardo

Vote: Unanimous

Action: The next time the Association needs a tree removed, Management will get bids from another company as well as MainScapes to assure the prices quoted from MainScapes are competitive.

C. Traffic Circle Proposal:

The Board tabled this decision because they were not clear, by the proposal, how many traffic circles it included.

D. Common Area Turf – Palmetto Circle

Motion: To deny the request to prune the trees, install topsoil and apply grass seed. The Association will get MainScapes to suggest other, less expensive, options for beautifying this area.

Martin/DiNardo Vote: Unanimous

E. Snow Removal Contract:

Motion: To accept the snow clearing contract with MainScapes as written.

DiNardo/Singh Vote: Unanimous

F. 2010 Operating Budget:

There was only one resident who commented and made suggestions to alter the proposed 2010 Operating Budget. The Board reviewed the resident's comments and suggestions.

Motion: To approve the 2010 Operating Budget as presented.

Parker/Martin Vote: Unanimous

G. Kingsview Ridge Condominium Requests:

Motion: To deny the request to install "No Skateboarding" signs and a bike rack from the Neloms Management on behalf of the Kingsview Ridge Condominiums.

Teachum/ Ms. Teachum withdrew her motion.

The Board tabled this decision until the December Board meeting

H. Striping and Number Parking Spaces:

The Board tabled this decision until the spring because at that time the seal coating will need to be redone also.

Action: Management will seek sealcoating bids for a spring project.

H. Option Contract: (pg 43)

The Board discussed the option of changing the entrance sign at Autumn Ridge.

Action: The Board will discuss other options of using the money at another Board meeting.

Motion: That we not change the name Autumn Ridge to Kingsview Ridge at this time.

DiNardo/Singh Vote: Unanimous:

J. Collection Fee Waiver Request: *** Briarwick Street**

Motion: To deny the request to waive the Notice of Intent fee.

DiNardo/Singh Vote: Unanimous

K. HEARING-***Palmetto Circle**

Motion: To fine the Homeowner of *****Palmetto Circle \$25.00 a day, retroactive to the date of the Hearing Notice, for no more than 30 days, and to inform the resident that if the dispute is not resolved by that time the Association will hire a contractor to correct the situation, at the owner's expense.

DiNardo/Parker Vote: Unanimous

VIII. OLD BUSINESS

There was no old business discussed.

IX. NEW BUSINESS

There was no new business discussed.

X. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 8:05 pm

Motion: To adjourn the meeting at 8:05 pm.

Singh/ Teachum

Vote: Unanimous

Respectfully Submitted,

Erin Barry

Recording Secretary