

**KINGSVIEW RIDGE COMMUNITY
ASSOCIATION, INC.
REGULAR MEETING MINUTES
December 1, 2010**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on December 1, 2010 at 7:00pm.

Present:

Tim Martin, President
David Brooks, Vice President
Lori Teachum, Secretary
Hari Singh, Director

Absent:

John DiNardo, Treasurer
Jim Parker, Director

Others Present:

Nancy Keen, Vanguard Management
Shelly Henning, Recording Secretary

I. CALL TO ORDER

Mr. Martin, President, called the regular meeting to order at 7:03pm with a quorum present.

II. MINUTES:

Reviewed and approved the minutes of the October 6, 2010 Board meeting.

Motion: To accept the minutes as written.

Martin/Singh

Vote: Unanimous

III. HOMEOWNER FORUM:

There were no homeowners present to address the Board.

IV. MANAGEMENT REPORT:

A. Penrod Terrace Traffic Circles:

The Board had discussed this issue at the October meeting and wanted to look at the area and come up with a plan. The Board thought it could continue to be a problem if it was replaced with Liriope. MainScapes had also offered another solution with using river rock that was truck resistant. The Board discussed a possibility of doing this at the other traffic circles over time depending on funding.

Motion: That we do the two traffic circles on Penrod Terrace with river rock.

Brooks/Teachum

Vote: Unanimous

B. Palmetto Court/Tree Roots:

Management obtained an estimate from MainScapes to remove the tree root in the common area on the side of 2 Palmetto Court. The Board asked Management to get a price from MainScapes to strip the surface roots that are above ground and not to do the trenching that was in the original quote.

Motion: If they (MainScapes) can complete for \$200.00 we will approve it and they can do it at their convenience.

Brooks/Singh

Vote: Unanimous

C. Palmetto Circle/Soil Eroding:

The homeowner at 13640 Palmetto Circle had complained that the common area to the side of her home has no grass and the soil is eroding. She has recently expressed her concern again, and asked if anything had been decided. The Board had considered installing vinca minor plants in this area, since turf is not a viable solution due to the shade and the tree roots. The Board determined this was something they wouldn't be able to do until spring and should also see how much snow removal there is this winter. It was tabled until spring.

D. Deferred Assessment Resolution:

Goldklang Group recommends that, for tax purposes, the Board pass a deferred assessment resolution. The resolution simply means that the Association will plan to use any surplus earned this year during the following year.

Motion: The Association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion.

Teachum/Brooks

Vote: Unanimous

VI. OLD BUSINESS:

There was no old business discussed.

VII. NEW BUSINESS:

A. Ranworth Court Tot Lot:

The bench was set on fire. Management is checking on getting it replaced.

B. Storm Water Ponds:

The work was completed and it was inspected by the county. The Associations pays for the aesthetic maintenance for the ponds.

C. Marksburg Court Tot Lot:

Management is currently getting pricing to replace the playground equipment. It is in bad shape. It will be a reserve expense.

VIII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:25pm.

Motion: For the meeting to be adjourned.

Martin/Teachum

Vote: Unanimous

***NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, February 2, 2011 at 7:00pm.