

12/02/04 Board Minutes

Kingsview Ridge Homeowners Association

c/o Vanguard Management

P.O. Box 39* Germantown, MD 20875

(301) 540-8600 Fax (301) 540-3752

Regular Meeting

Germantown Recreation Center

Germantown, MD 20874

Thursday, December 2, 2004

Board Members Present:

Tim Martin, John DiNardo,

Tobias Weyer, Hari Singh

Absent:

Larry Marcus David Brooks

Recording Secretary:

Denise Radzilowski

Community Manager:

Nancy Keen, Vanguard Management

Tim called the regular meeting to order @ 7:42 p.m.

Meeting Minutes:

The minutes for the October meeting were presented for review and approval.

MOTION - A motion was made by Tim and seconded by Hari to approve as written.
Motion passed.

Election of Officers:

NOMINATION - A motion was made by John and seconded by Hari to appoint Larry Marcus to serve as President. Motion passed.

NOMINATION - A motion was made by John and seconded by Toby to appoint Tim Martin to serve as Vice President. Motion passed.

NOMINATION - A motion was made by John and seconded by Tim to appoint David Brooks to serve as Secretary. Motion passed.

NOMINATION - A motion was made by Tim and seconded by Toby to appoint John DiNardo to serve as Treasurer. Motion passed.

2005 Operating Meeting Plan:

Management presented a draft copy of the Operating Meeting Plan for 2005.

MOTION - A motion was duly made and second to approve. Motion passed.

19317 Tattershall Drive-Singh:

Management had sent violation notices regarding an above ground pool. Upon no response, the Board had instructed Management to allow the homeowners thirty (30) days to remove the pool or a fine of \$25.00 per day was to be assessed. Although the pool was deflated, it was not removed therefore the fines totaled \$1,325.00. Management learned that the homeowners had been renting the property while out of the country thus the homeowners were not aware of said violations. Management requested that the Board advise on what if any, fines should be assessed.

MOTION - A motion was made by Hari and seconded by John to not apply the fines to the account as they are not a hard cost to the Community. Motion passed.

14019 Briarwick Street-Chambers:

The homeowners requested that the Board approve a waiver of the \$35.00 collection fee assessed to their account as they were out of town due to a death in the family.

MOTION - A motion was made by Tim and seconded by Toby to deny their request as it is a hard cost to the Community. Motion passed.

13902 Briarwick Street-Baehr:

The homeowners requested that the Board approve the waiver of the collection fees totaling \$125.00 as the check was cashed by another company due to the homeowner's use of an invalid address.

MOTION - A motion was made by John and seconded by Tim to deny their request as it is a hard cost to the Community. Motion passed.

19315 Tattershall Drive-Perkins:

The homeowners requested that the Board approve a waiver of the \$35.00 collection cost due to non-payment of assessments as their payment was mailed to an invalid address.

MOTION - A motion was made by Tim and seconded by Toby to deny their request as it is a hard cost to the Community. Motion passed.

Adjournment:

MOTION - A motion was made by Tim and seconded by Toby to adjourn the meeting. Motion passed.

The meeting adjourned @ 7:58 p.m.