

**REGULAR MEETING MINUTES**  
**December 2, 2009**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on December 2, 2009 at 7:00pm.

**Present:**

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

**Absent:**

Mohammad Zarei, Secretary  
Hari Singh, Di

**Others Present:**

Nancy Keen, Vanguard Management  
Shelly Henning, Recording Secretary

**I. CALL TO ORDER**

Mr. Martin, President, called the regular meeting to order at 7:05pm with a quorum present.

**II. MINUTES:**

Reviewed and approved the minutes of the October 7, 2009 Board meeting.

**Motion: That we accept the minutes of the last meeting.**

**DiNardo/ Brooks                      Vote: Unanimous**

**III. HOMEOWNER FORUM:**

The Board discussed some issues that they have as homeowners.

1. Mr. Martin told management that there is a tree down behind his home. It is up against the woods.
2. Management was asked how they report a streetlight that is out.
3. It was mentioned that some bulk trash items were not picked up and after a call was made the company came out to pick the items up and they also came to the door and apologized. The reason they had not gotten the items initially was the truck was full. They were impressed with the service. Another Board member noted that they would like to see the trucks appearance look better.



The Board discussed the Auditor's recommendation.

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

**DiNardo/ Teachum**

**Vote: Unanimous**

**V. OLD BUSINESS:**

The Board discussed the 2009 Annual meeting that took place in October. Mr. Zarei and Mr. Singh were elected for one year terms and Ms. Teachum and Mr. DiNardo were elected for three year terms. The Board stated that they still needed to elect the Officers from the last meeting. Tim Martin as President, David Brooks as Vice-President, John DiNardo as Treasurer, and Mohammad Zarei as Secretary.

**Motion: That we keep the Officer as they are.**

**Brooks/Martin**

**Vote: Unanimous**

**VI. NEW BUSINESS:**

**A. Brighter Street Lights**

The Board discussed that they would like to see if the county would install larger wattage light bulbs in the street lights.

**Action:** Management to talk to the county to up the wattage of lights bulbs in the street lights.

**B. Easement - Father Hurley**

The Board discussed a few ideas of what they might consider doing with the funds received from the County for the Father Hurley Easement. The common areas could be reseeded. The best time for this would be next fall. They also spoke about the entrance areas and thought they too might be improved with landscaping. They mentioned landscaping at the entrances and could also considered solar lights.

**Action:** Management to get an estimate from Mainscape for reseeding the common areas next fall.

**Action:** To look into landscaping improvements for the entrance areas.

**VII. ADJOURNMENT:**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:50pm.

**Motion: To adjourn the meeting.**

**Martin/Teachum**

**Vote: Unanimous**

**\*NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, February 3, 2010 at **7:00pm**.