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.

IV. MANAGEMENT REPORT:

A. Traffic Circle Proposal:

The Board discussed the proposal for traffic circle. Management noted that there have only been a few complaints. The Board discussed waiting until they heard from more homeowners. The Board discussed if and when they were to do the proposed work to try it at one circle first to see how it holds up.

Motion: That we table until we get more request from homeowners. Martin/DiNardo Vote: Unanimous

B. Common Turf/13640 Palmetto Circle:

A homeowner noticed that this common area is eroding due to the shade. Mainscapes had given a proposal with a few options. The Board felt the price on the mulch was high. The Board liked the idea of the Vinca, however mentioned it was the wrong time of the year to plant the Vinca.

Martin/Brooks Vote: Unanimous

C. Kingsview Ridge Condominium Board Requests: Bike Rack and "No Skate Boarding" signs

The Board did not like the idea of "No Skate Boarding" signs cluttering the area. The Board discussed the bike rack and thought that it would become a nuisance over time. The HOA owns the property where they want to put the bike rack. It is a concrete pad that at one time had a trash corral. The condos could be given permission for the use of the HOA area for the bike rack. The Board thought that the Condos should pay for the bike rack because it is for their condo owner's use. **Motion: We tell the Condominium Board that we disapprove of the "No Skate Boarding" sign and that we approve the use of the concrete pad if they pay for the bicycle rack. Brooks/DiNardo** Vote: 4 For/ 1 Abstain

D. Late Fees/ ***** Penrod Terrace:

Management explained that the homeowner had paid for the entire yearly dues but had paid them after the first months dues was due. Because they had paid ahead for the entire year it was not noticed that they were late for the January payment until recently. The Board discussed they have to charge for the NOI fee because those are real fees and the Board has never deviated from it. However, the Board said they could waive the \$5.00 late fee.

Motion: We waive the \$5.00 late fee, but the NOI fee waiver is denied.

Brooks/Parker

Vote: Unanimous

E. Deferred Assessment Resolution:

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 2009Annual 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/MartinVote: 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**.