

## 12/06/00 Board Minutes

KINGSVIEW RIDGE HOMEOWNERS ASSOCIATION, INC.

Regular Board Meeting

Thursday, December 6, 2000 Kingsview Ridge Middle School-Germantown, MD 20874

Board Members Present: Tim Martin, Pete Raumann, Ed Hughes (in later)\*Robert Stone, Larry Marcus

Absent: David Brooks

Recording Secretary: Denise Radzilowski

Community Manager: Jose Ponton, Community Manager

Larry called the meeting to order @ 7:31 p.m.

Meeting Minutes:

The minutes from the November meeting were presented for approval.

MOTION; Motion was duly made, second. Motion passes. The minutes were approved as written.

\* Note- Ed Hughes came in later as he could not vote on the minutes. For the record it will show that under "Newsletter Draft" it was written that Ed Hughes and Pete Raumann have decided to take on the Kingsview Ridge Website. Mr. Hughes is to discuss it with Pete Raumann and to have a decision by the upcoming meeting.

Correspondence:

Management presented a couple of issues to the Board for review and actions.

a) A Fire lane establishment order from Montgomery County's Fire Marshall involving the townhouse section of Palmetto Court needs to be implemented. Several signs and/or the painting along various curbs will need to be installed according to the Fire Marshall. Several bids were presented for approval. Pete Raumann expressed concern due to the lack of parking available at this time and the impact it will have. He suggested notifying homeowners that the Handicap parking, which is one spot, may be removed to utilize one additional parking space as it is usually available unless a homeowner can show proper identification and proof that the space will be used for such purposes. If in the future it is needed, the Association will provide a spot to accommodate the request.

MOTION; Robert made a motion, second by Tim and approved (Robert, Tim & Larry in favor; Pete & Ed abstained) to set aside \$ 1,700.00 to install signs at Palmetto in accordance with the Fire Marshall's order.

Financial Statements:

The financial statement for the period of October 31, 2000 was presented for review and consideration. In addition to was the proposed reserve resolution, which as recommended by auditor, would be used to reconcile the cash bank account with the approved 2001 reserve budget.

MOTION; Ed made a motion to accept the Reserve Resolution as stated. Pete second. All were in favor. Motion passes.

Meeting/Operating Plan:

Jose Ponton of Vanguard Management presented the 2001 Meeting and Operating Plan. It will assist the Association with upcoming events that will take place in the upcoming fiscal year.

MOTION; Motion was duly made, second; and approved to accept the proposed 2001 Meeting/Operating Plan.

Renewal Contract:

Vanguard Management presented the Association with an addendum to the original contract for the Management renewal upcoming 2001 calendar year. The addendum will cover the periods of 12/1/00 through 12/1/01. The only questioned raised was by Larry Marcus concerning the termination clause, which Mr. Ponton explained to remain at 30 days notice.

MOTION; Tim made a motion to accept. Robert second. All were in favor to reach Vanguard's Management Contract.

Old Business:

Jose will draft a resignation letter to Amber Cummings for signature giving her a 30 day window to respond and perhaps find a replacement within the townhouse section of Kingsview Ridge.

The street lighting on Marksburg still remains an open subject. Jose reported that per his review the site plan, the post appear to be within code. To install a additional light will cost the Association between \$ 1,800.00 and \$ 2,000. It was suggested by Jose that the Association submit a site improvement plan to the county as he has done in other communities, in hopes of receiving a grant to install the light with no cost to the Association. A letter will inform the homeowners that they are active in presenting a resolution and information will be made available as soon as it is received.

Future Meetings:

Thursday, January 4, 2001 @ 7:30 p.m. Kingsview Ridge Middle School

Thursday, March 1, 2001 @ 7:30 p.m. Kingsview Ridge Middle School

Adjournment:

The meeting adjourned @ 8:40 p.m.