

12/06/06 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

Wednesday, December 6, 2006

Board Members Present:

Tim Martin, Larry Marcus, Mohammad Zarei, David Brooks

Absent:

John DiNardo, Hari Singh

Recording Secretary:

Denise Radzilowski

Community Manager:

Nancy Keen, Vanguard Management

Larry called the meeting to order @ 7:57 p.m.

Minutes:

The minutes from the October 2006 meeting were presented for review and approval.

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

Ranworth Court Tot Lot Path:

Per the Board's request, Management provided several options for their review. The options are to remove the wood chips and install grass seed and straw or install a soil separator and back fill with 4" stone dust.

MOTION - Tabled until Management can provide a proposal from MainScapes to install sod.

Dead Tree Removal:

Management presented a proposal from MainScapes to remove the three (3) dead or dying pine trees located in the common area behind Chrisbar Court.

ACTION - The Board requested that Management check with MainScapes to inquire as to whether the price would remain the same if the Board chose to wait and have the tree removed and replaced in the spring. Management will have the trees removed if the cost does not change.

CORRESPONDENCE:

Palmetto Circle:

The homeowner requested that the Board approve the waiver of the \$5.00 late fee.

MOTION - A motion was made by Tim and seconded by Mohammad to approve. Motion passed.

2007 Operating Meeting Plan:

Management presented the 2007 Operating Meeting Plan for the Board's review.

ACTION - No Change

New/Old Business:

1. Tim reported that the grass along the path near Ranworth Court, which is maintained by Royal Greens, looks as though fertilizer has not been applied. The Board requested that Management obtain a proposal from MainScapes for 2007 chemical services.
2. David asked that Management look into how many people are legally allowed to live in a home.
3. Management reported that the homeowner who resides at 14001 Briarwick Street asked that the Board look into repairing the common fence behind his home as it has been damaged. The door will no longer shut as someone has pulled up the stakes that secure the gate. The Board asked Management to look into whether the mechanisms can be replaced and what the cost would be to do so. The Board approved repairing/replacing the fence with the stipulation that they will review the cost by email.

Adjournment:

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

The meeting adjourned @ 8:28 p.m.