**KINGSVIEW RIDGE COMMUNITY**

**ASSOCIATION, INC.**

Regular Meeting Minutes

June 7, 2017 @ 7:00 p.m. in the Visitor Center

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| **Board Members Present:** | **Others:** |
| David Brooks, President | Nancy Keen, Vanguard Management |
| Jim Parker, Vice President | Liz Van Brunt, Recording Secretary |
| Lori Teachum, Secretary |  |
| Ian Dodoo, Director |  |
| **Absent**  John DiNardo, Treasurer |  |
| Hari Singh, Director |  |

Carmen Celis, Director

1. CALL TO ORDER

Meeting called to order by Mr. Brooks at 7:01 p.m. with a quorum present.

1. homeowner forum

No homeowners were present.

1. ASSOCIATION BUSINESS MEETING

A. Review of Minutes from the April 18, 2017 regular meeting.

Motion to approve the minutes from the April 18, 2017 Regular Meeting as is. Teachum/Parker Vote: 4/0/0

1. Management Report
2. Palmetto Circle Turf Renovations/Play Field

The proposal from PGC recommends applying soil amendments, roto-tilling, grading, installing Turf Type Tall Fescue seed and covering with straw. Work would be scheduled between August 15 – September 30. The board is not interested in the proposed fence. What had been planted has already being worn down. Drainage will help. The soil conditioning will help. More seed can be laid each spring. The board would like suggestions from PGC on good maintenance. This field will need to be watered the first few weeks.

Motion to accept the PGC proposal for Palmetto Circle turf renovation. Parker/Teachum Vote: 4/0/0

1. New Trash Receptacle at Play Field

Playground Specialists proposed a matching recycled plastic receptacle. It will match the picnic tables. There is one over by the tot lot, but that is a little far. There is not a lot of trash in the area at this point so a decision could be postponed.

Decision Tabled until further need is determined.

1. Fence Enclosure at Play Field

It was suggested by Frederick Fence that the fence be a minimum 42 inches high so it is not a trip hazard. The price is high and the area isn’t very conducive to having a fence. Some homeowners nearby wanted the fence due to balls being knocked into their yard. The board doesn’t think it will add to the area so it is not a good use of funds.

Motion to reject the proposal to install a fence. Brooks/Parker Vote: 4/0/0

1. 2017/2018 Audit Engagement

Goldklang Group sent their engagement letter for the next 2 years with a $50 increase. They specialize in community associations.

Motion to engage Goldklang Group for audits for the years 2017 and 2018 as proposed. Teachum/Parker Vote: 4/0/0

1. Spring Animal Replacement

The playground seahorse spring broke. The proposal is for a C spring animal, preferably a dolphin. This is a reserve expense.

Motion to accept the proposal from Sports System for a dolphin C spring replacement. Parker/Teachum Vote: 4/0/0

1. Old business

A counteroffer was made for one of the collections at the April meeting and the board is waiting on a response from the homeowner. The board will hold to the proposed 85%. It seems that the homeowner may not be in agreement since their hearing is still on the books.

Action: Nancy will find out if there is an agreement.

1. new business

It was proposed to move the board meetings to the first Tuesday or Thursday, starting after the August meeting. David will check with John about which day is best for him.

Motion to change the board meeting to either the first Tuesday or Thursday, after checking with John. Brooks/Parker Vote: 4/0/0

The board would like a little money set aside to help keep the website upgraded. The website is a good place to remind people of the trash and recycling schedules, etc.

Motion to set aside $200 each year for the website slush fund. Brooks/Parker Vote: 4/0/0

Montgomery County HOA Board training is due again.

The white trash bag notice helped reduce the instances of misuse.

1. Adjournment

There being no further business, the meeting was adjourned at 7:39 p.m.

Respectfully Submitted,

Liz Van Brunt

Recording Secretary