

**KINGSVIEW RIDGE COMMUNITY  
ASSOCIATION, INC.  
REGULAR MEETING MINUTES  
December 5, 2017**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on December 5, 2017, at 7:01 pm.

**Present:**

David Brooks, President

John DiNardo, Treasurer

Lori Teachum, Secretary

Hari Singh, Director

Carmen Celis, Director

**Absent:**

Jim Parker, Vice President

Ian Dodoo, Director

**Others Present:**

Nancy Keen, Vanguard Management

Renee Henning, Recording Secretary

**I. CALL TO ORDER:**

Mr. Brooks, the President, called the regular meeting to order at 7:01 pm with a quorum present.

**II. MINUTES:**

Reviewed and approved the minutes of the October 3, 2017 Board meeting.

**Motion: To approve the October 3, 2017 Board meeting minutes.**

**Brooks/Brooks**

**Vote: 1/0/3**

**III. HOMEOWNER FORUM:**

No homeowners were present.

**IV. MANAGEMENT REPORT:**

A. Marksburg Court Homeowner Tree Trimming Request:

A homeowner has requested that the large common area pine be trimmed away from their home. PGC inspected the tree and can trim it to provide 6' clearance from the home for \$450.00. The Board discussed the request and determined that it would be worth looking into the cost difference of trimming vs removing the tree, including grinding and mulching or cutting down the stump of the tree.

**Action: Management will see what the cost difference would be to remove the tree, including grinding the stump and mulching or cutting it down.**

**B. Deferred Assessment Resolution:**

Goldklang Group recommends at the end of each year, for tax purposes, the Board pass a deferred assessment resolution. The resolution simply means the Association will plan to use any surplus earned this year during the following year.

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

**Singh/DiNardo**

**Vote: 4/0/0**

**VI. OLD BUSINESS:**

The Board discussed researching the previous results, price, and effectiveness of utilizing tracking services for delinquent fees for \*\*\*\*\*.

**Action: Management will speak with the attorney to gather more information and provide more details to the Board.**

**VII. NEW BUSINESS:**

There was no new business.

**VIII. ADJOURNMENT:**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:15 pm.

**Motion: To adjourn the meeting at 7:15 pm.**

**Brooks/Teachum**

**Vote: 5/0/0**

**\*NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Tuesday, February 6, 2018, at 7:00pm.