

**KINGSVIEW RIDGE COMMUNITY
ASSOCIATION, INC.
REGULAR MEETING MINUTES
February 6, 2018**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on February 6, 2018, at 7:01 pm.

Present:

David Brooks, President
Jim Parker, Vice President
John DiNardo, Treasurer
Lori Teachum, Secretary
Ian Dodoo, Director
Hari Singh, Director

Absent:

Carmen Celis, 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 December 5, 2017 Board meeting.

Motion: To approve the December 5, 2017 Board meeting minutes.

Teachum/Parker

Vote: 6/0/1

III. HOMEOWNER FORUM:

One homeowner was present.

IV. MANAGEMENT REPORT:

A. Hearing – *****:

The homeowner requested a hearing before the Board based on the violation letter sent on 1/10/18. Meeting was turned over to the Vice President for the hearing. Homeowner did not attend the meeting. Board discussed the violations listed. Multiple written and verbal complaints and visual and auditory evidence of the violations, were provided by several

sources. It was noted that one of the violations, of the FIOS box hanging, has been resolved.

Motion: To send a notice to the homeowner with the results of the hearing. To not retract any of the requests. Given evidence from multiple sources, the Board requests the Homeowner provide a notice to their clients requesting they respect the neighborhood speed limits and be respectful of the neighbors' driveways. Regarding the additional fence in the yard in violation of the bylaws, the Homeowner will be given thirty (30) days to remove the fence. Each day the fence is not removed after the allotted time will result in a fee of \$25 until it is removed. If a written complaint is submitted, post this notice, in regards to the Homeowner's pets causing a disturbance, a violation fee of \$25 per occurrence may be issued.

Teachum/Parker

Vote: 5/0/2

VI. OLD BUSINESS:

A. Write-Off to Bad Debt - *****

Due to a lack of results, nothing to garnish, and the costs to the Association, the Board determined it was not worth continuing to pursue.

Motion: To waive the outstanding balance.

DiNardo/Parker

Vote: 6/0/1

VII. NEW BUSINESS:

A. Trash Removal Service Cost Increase:

Potomac Disposal will be increasing the cost of service as of March 1st to \$5.32 per unit, due to the minimum wage increase.

Motion: To approve the new service costs.

DiNardo/Parker

Vote: 6/0/1

A. Outstanding Balance – ***:**

Homeowner requesting a waiver of \$15.00 for a late fee assessed to the account on 1/17/18. Has had one late fee waived but was in 2005.

Motion: To approve the request and waive the fee.

Dodoo/Singh

Vote: 6/0/1

B. Outstanding Balance – ***:**

Homeowner submitted initial payment of \$1,100 and has stated would make additional payments. Requesting to approve the payment plan provided and waive the attorney fees.

Motion: To consider waiving the \$150 of late fees, if homeowner makes all of the payments in the payment plan and the legal fees by April 15th.

Parker/Teachum

Vote: 6/0/1 20

C. Front Entrance Landscaping:

The Board discussed looking into options of changing the landscaping in the front entrance that will be hearty enough for the spacing and sunlight available.

Action: Request PGC give new options for the front entrance.

VIII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:08 pm.

Motion: To adjourn the meeting at 8:08 pm.

Parker/Teachum

Vote: 6/0/1

***NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Tuesday, April 3, 2018, at 7:00pm.

Respectfully yours,

Renee Henning
Recording Secretary