

KINGSVIEW RIDGE COMMUNITY ASSOCIATION, INC.
Regular Meeting Minutes

February 4, 2020 @ 7:00 p.m. Germantown Recreation Center

Board Members Present:

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

Others:

Nancy Keen, Vanguard Management
Liz Van Brunt, Recording Secretary

See sign in sheet for owner attendance

I. CALL TO ORDER

Meeting called to order at 7:00 p.m.

II. REVIEW AND APPROVAL OF MINUTES

The board reviewed the minutes from the August 6, 2019 regular board meeting.
Motion to approve the minutes from the August 6, 2020 regular meeting as presented.
John/Hari Vote: 6/0/0

III. BOARD OFFICERS

David will step down at the end of 2020. Lori will still handle the website.
Motion to nominate Jim Parker as board President. David/Carmen Vote: 6/0/0
Motion to nominate Lori Teachum as board Vice President. Jim/Carmen Vote: 6/0/0
Motion to nominate John DiNardo as board Treasurer. David/Lori Vote: 6/0/0
Motion to nominate Carmen Celis as board Secretary. Jim/Carmen Vote: 6/0/0
Motion to nominate Hari Singh and David Brooks as board Directors. Carmen/John
Vote: 6/0/0

IV. HOMEOWNER FORUM

No homeowners spoke.

V. MANAGEMENT REPORT

A. PGC Grounds Maintenance Renewal – Ratify Email Approval

The board recently approved, by email, a three year PGC grounds maintenance renewal contract with no price increase.

Motion to ratify the email approval of the three year PGC grounds maintenance renewal contract with no price increase. David/Lori Vote: 6/0/0

B. Destiny Road HOA Tree Trimming

Destiny Road HOA has requested that Kingsview Ridge Association trim the trees that are encroaching on the decks behind 13608-13624 Crusader Way. Normally the homeowners of the properties being encroached on would trim the trees. The board recommends letting Destiny Road HOA to tell their homeowners that they have the right to trim the trees over their property up to the property line.

Motion to inform Destiny Road HOA that they can inform their homeowners that they have the right to trim the trees over their property up to the property line. David/Carmen
Vote: 6/0/0

C. Marksburg Court Retaining Wall Repair

There is an exposed footer on this retaining wall railing. PGC and Lawn Services submitted proposals and recommendations for extending the drain pipe and installing gravel to cover the exposed footer. A creeping shrub such as a juniper or creeping Jenny could be planted there to help with erosion and to look nicer. Some discussion of the foot traffic and drainage in that area as well as the necessary maintenance of new plantings. The plantings need to not grow on to the road. It might have been wise to extend the wall originally. It is not clear whether the drain needs extended or not.

Motion to approve the PGC proposal for drain extension, including the additional gravel; and ask them to recommend some sturdy ground cover that won't interfere with the integrity of the wall. David/Jim Vote: 6/0/0

D. Appointment to Neighborhood Advisory Council (NAC)

Diaa Shakleya has requested to be appointed to the NAC as a representative for the single family homes. Some discussion what the NAC does. Neighbors can report issues to the NAC.

Motion to appoint Diaa Shakleya to be a representative to the NAC for the single family homes. John/Lori Vote: 6/0/0

E. Appointment to AERC Committee

Viktoria Berendt has requested to be appointed to the Architectural and Environmental Review Committee.

Motion to appoint Viktoria Berendt to the Architectural and Environmental Review Committee. Jim/John Vote: 6/0/0

Motion to adjourn the regular meeting and move to Executive Session. Jim/David
Vote: 6/0/0

VI. UNFINISHED BUSINESS

There was no unfinished business.

VII. NEW BUSINESS

A. Common Area Grass

A question was raised if the common area play field would be reseeded. If it is seeded in the spring it may need to be roped off for a month while the grass grows. If there is extra money in the snow removal budget then that could be put to landscape improvements such as this.

Action: Nancy will check with PGC if the common area grass was reseeded in the fall as planned and, if not, when they intend to.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Liz Van Brunt

Recording Secretary