

**KINGSVIEW RIDGE COMMUNITY ASSOCIATION, INC.**

**Regular Meeting Minutes**

June 2, 2020 @ 7:00 p.m. Zoom call

**Board Members Present:**

David Brooks, President  
Jim Parker, Vice President  
Lori Teachum, Secretary  
Hari Singh, Director

**Others:**

Nancy Keen, Vanguard Management  
Liz Van Brunt, Recording Secretary

**Board Members Absent:**

Carmen Celis, Director  
John DiNardo, Treasurer

2 homeowners in attendance

**I. CALL TO ORDER**

Meeting called to order at 7:04 p.m.

Motion to approve the Agenda. James/Lori Vote: 4/0/0

**II. REVIEW AND APPROVAL OF MINUTES**

The board reviewed the minutes from the February 4, 2020 regular board meeting.

Motion to approve the minutes from the February 4, 2020 regular meeting as is.

Lori/James Vote: 4/0/0

**III. HOMEOWNER FORUM**

A homeowner raised a concern about the Palmetto Circle tot lot. There is often a lot of trash strewn about and the trash can frequently overflow. The height of the bushes makes the area more secluded than one might want for a tot lot.

**IV. MANAGEMENT REPORT**

**A. Palmetto Circle Entrance Monument**

There is a dead common area cherry tree located at the Palmetto Circle entrance monument. PGC recommends the dead tree be replaced with a dogwood. Watering is in addition to the contract.

Motion to approve removing and replacing the dead cherry tree with a dogwood tree as proposed by PGC and include watering – weather permitting. James/Hari

Vote: 4/0/0

**B. Palmetto Circle Tot Lot Trash/Litter**

The cost to collect the tot lot trash and loose litter on the common area islands on a weekly basis is \$360 per month. \$220 of the \$360 is already budgeted for cleanup in the townhouse area. It was suggested to reduce the pickup during the winter months when there is less traffic in the area. It was suggested that perhaps pickup could be every ten days rather than weekly. This will be reevaluated in December to determine whether it is necessary during the winter months or if a less frequent pickup would be enough.

Motion to approve the weekly Palmetto Circle trash cleanup, with fewer clean ups during the winter months, as proposed by Ron Betson; and paid from the townhouse budget.

David/Hari                      Vote: 4/0/0

Action: Nancy will check with Ron about the price if the litter pickup is only every ten days.

**C. Ratify Email Decisions**

The following is a summary of decisions that the Board had to make via email:

- Marksburg Retaining Wall Shrubs/Plants: The Board reviewed and approved PGC's proposal to install plants and shrubbery at the Marksburg Court retaining wall for a total of \$1,665.08.
- Palmetto Circle Common Area Field: The Board approved PGC's proposal to aerate and overseed the Palmetto Circle field for \$632.00.
- Reserve Fund Investments: For the General fund, the Board approved to invest \$20,000.00 into a 2023 CD and \$20,000.00 into a 2024 CD. For the Townhouse Reserve Fund, the Board approved to invest \$20,000.00 into a 2021 CD.

Motion to ratify the decisions made by email for Marksburg plants, Palmetto Circle field seeding and the reserve fund reinvestments.                      Hari/James                      Vote: 4/0/0

**V. UNFINISHED BUSINESS**

**A. Tattersall Place Tree Stumps**

There were 2-3 tree stumps on Tattershall Place left by the County when they cut down the dead trees. Since the County is backlogged 3 years for tree stump removal, it was proposed to have the Associations' landscaper remove the stumps.

Action: Nancy will have the landscaper remove the stumps.

Asphalt has been spread by the county on some concrete sidewalks to level them. This is not a lasting solution.

Action: Nancy will call the county to complain and find out if it is a temporary repair.

**VI. NEW BUSINESS**

**A. Board Election Voting**

It was suggested to have voting only by mail since the annual meeting will be held by zoom conference and therefore there is not an official sign-in sheet. This will better maintain security and the verification of votes.

Motion to only allow voting by mail for the Annual Meeting while the meetings are held by Zoom conference. David/James Vote: 4/0/0

**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:34 p.m. David/James  
Vote: 4/0/0

Respectfully Submitted,

Liz Van Brunt

Recording Secretary