

**KINGSVIEW RIDGE COMMUNITY ASSOCIATION, INC.**  
**Regular Meeting Minutes**

June 4, 2019 @ 7:00 p.m. Germantown Recreation Center

**Board Members Present:**

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

**Others:**

Nancy Keen, Vanguard Management  
Liz Van Brunt, Recording Secretary

See sign in sheet for owner attendance

**Absent**

Jim Parker, Vice President

**I. CALL MEETING TO ORDER**

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

Motion to approve the Agenda.      John/Hari      Vote: 0/0/0

**II. REVIEW OF MINUTES**

Motion to approve the minutes from the February 5, 2019 regular meeting as is.      John/Hari  
Vote: 5/0/0

**III. HOMEOWNER FORUM**

A resident spoke of the success of the changes made on the common area sports field. She also asked about the weed control and fertilizer plans.

There are two dead trees on Tattershall that have not been removed by the county yet.

Some trees PGC installed near the bridge need to be re-staked since they are so small.

There are some areas where trees were removed on Dawson Farm Road that need replaced since there is now a big wide open spot. It may be county land.

**IV. ASSOCIATION BUSINESS MEETING**

Gene Snowberger, **O'Leary Asphalt**, explained aspects of their proposal for Palmetto Circle/Court and Marksburg asphalt which includes 10,771 square yards of 2 inch milling, 3 inch repair and 2 inch overlay. Asphalt prices have risen since the writing of the proposal so the price has risen an additional \$21,000. The entire surface is cracked. Only the three areas that were previously identified need base repair. A paving fabric that acts as a bridge might add 8-12 years to the resurfacing. It would be an additional \$25,000. Work would start about a month from now. Gene could ask the owner to lock in the price.

Nathan Reed, **Dominion Paving**, spoke about their proposal that covers all the issues identified. The proposed repairs should last about around 15 years. Sealcoating might need to start in 3 years and it is highly recommended every 3-5 years. There is a good base underneath, except for a few isolated areas. The board has a 20 year financing pattern. They can start work in July. Nathan can lock in the price. There is an estimated 11,056 square yards in the proposed coverage. Marksburg Court would be milled and paved in one day. Palmetto would take three days in three sections. Some discussion of the areas needing concrete repair.

Joe Wolfrey, **Finley Asphalt and Concrete**, explained a separate scope of work in relation to the edge mill overlay. There were not many potholes which, if there were, would have shown a poor base layer. Therefore the suggestion is to entirely mill the surface rather than only edge milling and overlay, since the base is good. Not removing the surface would most likely allow reflective cracks up through the new surface. Some areas will still need a bit of base repair. The concrete work will take four days. The milling and paving would take a total of six days spread across three sections. There would be overnight parking, but vehicles need to be gone from 8-5 each day. Joe explained the advantages of the product supplier that they would use. Their start date would be about a month from now.

Homeowners will be notified before their sections will be worked on. Tow trucks will be available the day of the work in order to move cars.

## V. MANAGEMENT REPORT

### A. PGC Marksburg Court Tree Proposal

No trees are proposed to be replanted.

Motion to accept the PGC proposal for Marksburg Court tree removal. David/John  
Vote: 5/0/0

### B. Palmetto Circle/Court and Marksburg Asphalt Milling and Overlay and Concrete Repairs

Three proposals were submitted by Dominion, Finley and O'Leary.

Motion to accept the Finley proposal for both the repaving and the concrete work paid from the townhouse reserves. David/John Vote: 5/0/0

### C. 2018 Audit

The auditors commented that the delinquencies need to be reduced as much as possible. Nancy explained the collections process and that all that can legally be done is being done. Some foreclosures are moving faster now. There is a limit on how much assessments can be increased each year. This has been consideration

Motion to accept the 2018 audit as presented. David/Lori Vote: 5/0/0

**VI. OLD BUSINESS**

There was no old business to discuss.

**VII. NEW BUSINESS**

There was no new business to discuss.

**VIII. ADJOURNMENT**

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

Respectfully Submitted,

Liz Van Brunt  
Recording Secretary