# KINGSVIEW RIDGE COMMUNITY ASSOCIATION, INC.

Regular Meeting Minutes

August 4, 2020 @ 7:00 p.m. Meeting held by Zoom Call

#### **Board Members Present:**

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

Nancy Keen, Vanguard Management Liz Van Brunt, Recording Secretary

#### I. CALL TO ORDER

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

The quorum was not met for the Annual Meeting. The second attempt will be October 6, 2020 and whoever attends that meeting will make quorum.

Motion to approve the Agenda. Parker/Teachum Vote: 5/0/0

#### II. REVIEW AND APPROVAL OF MINUTES

The board reviewed the minutes from the June 2, 2020 regular board meeting.

Motion to approve the minutes from the June 2, 2020 regular meeting as is. Parker/Singh Vote: 4/1/0 DiNardo abstained since he was not in attendance

#### **III. HOMEOWNER FORUM**

The trash and the overgrown grass are becoming more of a problem. There are vehicles that should not be parked in the neighborhood. Management recommended that the addresses and locations where this is a problem should be forwarded to Nancy so she can request clean up or send violation letters. Code Enforcement can also be contacted if necessary.

Another resident inquired about renovations to the tot lot in the woods. The mulch needs to be refilled. There are some other playgrounds that get more use so it may make more sense to replace those versus this one. It was suggested to remind people of the various playgrounds, particularly the hidden one so they get more use. Nancy will get a proposal for power washing the hidden playground. Some discussion of how to make the area a little safer and friendly. The resident also asked about pet waste removal. The cost of a pet waste collection is high, and the impact is not as good as hoped. The board has researched this and chosen not to pay for a pest waste service.

A resident commented that people putting out trash bags rather than cans creates mess as animals get into them. Also, there are two circles on Penrod Terrace where people park such that those parked in their own driveway have difficulty pulling out of their drive safely. It was suggested to call 311 and ask the County to come out and they may determine that No Parking signs should be installed if parking there would impede emergency vehicles. Lori can send out a listserv notice about the trash bags and the circle parking.

Action: Nancy will get a power washing proposal for the hidden tot lot and adding mulch to the lower spots.

# IV. MANAGEMENT REPORT

#### A. Stormwater Maintenance

Montgomery County DEP completed their tri-annual inspection of the Association's stormwater management facilities. They notated all non-structural maintenance and repairs that are required to be completed. Management obtained proposals from five contractors.

AAA Stormwater Maintenance \$4,725.00 Busy Services \$6,815.00 EQR \$13,203.00 PGC Landscapes \$7,452.00 Wetlands Studies and Solutions \$9,000.00

Motion to approve AAA to perform the necessary stormwater maintenance as proposed. DiNardo/Singh Vote: 5/0/0

### **B.** Unapproved Steps

The homeowners at \*\*\*\*\* submitted an application for their newly installed brick steps as the Board requested during the June meeting.

Motion to approve the application for steps. Celis/DiNardo Vote: 5/0/0

### C. Draft Budget

The draft budget has no increase for the single-family homes and just \$1.00 for townhouses. The draft budget will be posted on the website and a postcard will be sent to all homeowners directing them to review the posted budget.

Based upon the requirements of State and County laws, the anticipated schedule for budget review, comment and approval should be as follows:

August 4, 2020 Board Meeting: Board members to review budget and approve for publication to members for comment.

October 5, 2020 Board Meeting: Hear comments from homeowners on proposed budget. Approve 2021 Operating Budget.

November 2020: Mail budget approval notice and new payment coupons to homeowners.

Motion to post the budget on the website and send a postcard letting homeowners know to review by late September. Teachum/Celis Vote: 5/0/0

### **D.** Architectural Committee

Because of COVID-19 the applications have been submitted by email as well as mailing them in. The committee would like to continue this option of emailing. The board agrees that this process works well and can continue

# V. UNFINISHED BUSINESS

There was no unfinished business.

# VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:51 p.m.

Respectfully Submitted,

Liz Van Brunt

**Recording Secretary**