

**KINGSVIEW RIDGE COMMUNITY  
ASSOCIATION, INC.  
REGULAR MEETING MINUTES  
August 6, 2019**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on August 6, 2019, at 7:00 pm.

**Present:**

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

**Absent:**

Lori Teachum, Secretary

**Others Present:**

Nancy Keen, Vanguard Management  
Renee Henning, Recording Secretary  
5 Homeowners

**I. CALL TO ORDER:**

Mr. Brooks, the President, called the regular meeting to order at 7:06 pm with a quorum present.

**II. 2019 ANNUAL MEETING:**

The Annual Meeting required a quorum of 25% or 89 was required. Only six (6) proxies were received and 5 homeowners were at the meeting. Quorum was not met and the Annual Meeting will be held on October 1<sup>st</sup>, 2019. Mr. Brooks explained to the Homeowners what the Board does and present Directors introduced themselves. The pre-announced candidates also introduced themselves.

The following are the pre-announced candidates for the (3) three open positions: Viktoria Berendt, David Brooks, Carmen Celis, Lyabo Elizabeth Martins, and Hari Singh. The Board positions include a representative of each "Neighborhood" (single family and townhomes), for a one-year term, and one (1) "at-large" Director positions for three-year terms.

Under Maryland law, with correct notice, a meeting may be rescheduled and those present will constitute a quorum for the purpose of holding the election. Therefore, the meeting will be rescheduled for October 1<sup>st</sup> and those members present in-person or by proxy will constitute a quorum.

**III. HOMEOWNER FORUM:**

**A. Weed Control:** A homeowner brought up that there is a problem with weeds and a law in Montgomery County that bans pesticides. The landscaper has provided a potential option that could be put down in the fall and they are providing a proposal soon for the potential alternative option. The land itself is mainly rocks and clay, it will have to be a long-term process of changing the soil and plant or apply something that chokes out the weeds. It is going to be an ongoing process to test what does work on the areas.

**IV. MINUTES:**

Reviewed and approved the minutes of the June 4<sup>th</sup>, 2019 Board meeting.

**Motion: To approve the June 4<sup>th</sup>, 2019 Board meeting minutes.**

**DiNardo/Singh**

**Vote: 5/0**

**V. MANAGEMENT REPORT:**

**A. Tree Stump Removal:** The Montgomery County Arborist, Jack Pond, made an agreement that if the Association removes the tree stumps for the street trees in the single-family area, the County would

plant replacement trees the following planting season. Management obtained three bids for the tree stump removal for the Board's review. The Board discussed the three offers: Lawn Systems Inc. for \$4,100.00, PGC Landscape for \$5,670.00, and The Care of Trees for \$5,100.00. The scope of work varied with each of the proposals grinding down to 6 inches deep up to 14 inches. Lawn Systems Inc only quoted down to 6 inches.

**Motion: To approve the proposal provided by Lawn System Inc. to remove the tree stumps, if the 6 inches quoted in the proposal is ok with the County.**

**DiNardo/Parker**

**Vote: 5/0**

- B. 2020 Draft Operating Budget:** Management provided the draft copy of the 2020 budget for the Board's review. The budget proposes no increase for the General Budget and would remain \$136.00 per quarter and an 8% (7.00) increase for Townhouses and would be \$234.00 per quarter for 2020.

**Motion: To approve the 2020 Draft operating budget for distributing publication to members for comment. Draft Budget will be posted on the website.**

**DiNardo/Parker**

**Vote: 5/0**

- C. 2019/2020 Audit Proposal:** Management provided the 2019/2020 Audit Engagement letter from Goldklang Group to perform the Association's audit and taxes to the Board for review. There is a \$50.00 increase from last year. This accounting firm specializes in Community Association audits and taxes and has performed this service for the Association for a number of years.

**Motion: To approve the 2019/2020 Audit Proposal provided by Goldklang Group.**

**DiNardo/Singh**

**Vote: 5/0**

**VI. OLD BUSINESS:**

There is no old business at this time.

**VII. NEW BUSINESS:**

- A. Trees Falling:** Concern that there are trees that have or will fall and cause some significant damage. Unsure if they are on other property or the Association.

**Action: Management will contact PGC Landscape about going up both sides of where Ranworth meets Steeple and assess if it is on Association property or Manchester Farm property.**

**VIII. ADJOURNMENT:**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:54 pm.

**Motion: To adjourn the meeting at 7:54 pm.**

**DiNardo/Parker**

**Vote: 5/0**

**NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Tuesday, October 1, 2019, at 7:00pm.

Respectfully yours,

Renee Henning  
Recording Secretary