

**KINGSVIEW RIDGE COMMUNITY
ASSOCIATION, INC.
REGULAR MEETING MINUTES
August 7, 2018**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on August 7, 2018, at 7:00 pm.

Present:

David Brooks, President
Jim Parker, Vice President
Hari Singh, Director
John DiNardo, Treasurer
Ian Dodoo, Director

Absent:

Carmen Celis, Director
Lori Teachum, Secretary

Others Present:

Nancy Keen, Vanguard Management
Renee Henning, Recording Secretary

I. CALL TO ORDER:

Mr. Brooks, the President, called the regular meeting to order at 7:03 pm with a quorum present.

II. MINUTES:

Reviewed and approved the minutes of the April 3, 2018 Board meeting.

Motion: To approve the April 3, 2018 Board meeting minutes.

Singh/Parker

Vote: 5/0

III. HOMEOWNER FORUM:

No homeowners were present. Some Board Members have been asked about the dead trees, specifically the ones on county property. Would like to reach out to PGC to get a quote of the price to get rid of the trees on Ranworth and Tattershall where the roots are causing damage to the sidewalks.

IV. MANAGEMENT REPORT:

A. Grounds Maintenance Operations:

Potomac Garden Center (PGC) has submitted a proposal to replenish three (3) tot lots with safety surfacing. The last time this was completed at Palmetto Circle and Ranworth Drive was 2013. The proposal total is \$4,974.58.

The Board discussed if it was necessary to do all three at the same time. A Board Member will visit the Marksburg Ct tot lot and see if it looks like it is in the same condition, since it was done about 2-3 years ago.

Motion: To approve the proposal from Potomac Garden Center for the replenishing of the Palmetto and Ranworth tot lots with safety surfacing, and approve the Marksburg tot lot if deemed necessary by the Board after viewing condition.
Parker/DiNardo **Vote: 5/0**

B. 2019 Draft Budget Approval:

A draft 2019 budget was provided and reviewed by the Board. The budget proposes a 4% increase (\$135.00 per quarter) for the General Budget and no increase for Townhouses (\$87.00 per quarter) for 2019. This year's increase is recommended by the auditor based upon last year's needs exceeding the budget. The townhouses have had an increase of 10% since 2012 in order to accommodate the need to cover costs based upon the reserve study. The Board discussed an increase that would best cover the inflation of cost of living and cost of services, helping to keep from going over budget. The increase for operational expenses have fluctuated 0-4% over the past several years. This year need to catch up for the deficit. Audit recommends 10-20% in excess to keep from going over budget. The Board determined a 5% increase in both the General and Townhouse would best cover the expenses, inflation in cost of living and services, and help cover the deficit.

Previously have mailed out a postcard to see the website instead of mailing out the entire budget and had been received well. Will do again this year.

Motion: To amend the 2019 Budget with a 5% increase for General and 5% increase for Townhomes, then release for publication to members for comment.
Dodoo/Singh **Vote: 5/0**

VI. OLD BUSINESS:

No old business was discussed.

VII. NEW BUSINESS:

A. Multiple Notices:

Several notices are at the 5th notice. If someone is past a 3rd notice, need to schedule a hearing with the Board. Decide at the hearing if there should be fees or additional actions that need to be made.

VIII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:39 pm.

Motion: To adjourn the meeting at 7:39 pm.
DiNardo/Singh **Vote: 5/0**

NEXT MEETING: The next meeting of the Board of Directors is scheduled for Tuesday, October 2, 2018, at 7:00pm.

Respectfully yours,

Renee Henning
Recording Secretary