

**KINGSVIEW RIDGE COMMUNITY
ASSOCIATION, INC.
REGULAR MEETING MINUTES
December 4, 2018**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on December 4, 2018, at 7:00 pm.

Present:

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

Absent:

Jim Parker, Vice President
John DiNardo, Treasurer

Others Present:

Nancy Keen, Vanguard Management
Renee Henning, Recording Secretary
3 Homeowners from Palmetto Circle

I. CALL TO ORDER:

Mr. Brooks, the President, called the regular meeting to order at 7:02 pm with a quorum present.

II. MINUTES:

Reviewed and approved the minutes of the August 7, 2018 Board meeting.

Motion: To approve the August 7, 2018 Board meeting minutes.

Singh/Celis

Vote: 4/0

III. HOMEOWNER FORUM:

Some Homeowners expressed interest in becoming more involved and the Board reminded Homeowners that there is an advisory committee that is always open for more involvement.

IV. MANAGEMENT REPORT:

A. Deferred Assessment Resolution: At the end of each year Goldklang Group recommends that, for tax purposes, the Board pass a deferred assessment resolution. The resolution simply means that the Association will plan to use any surplus earned this year during the following year.

Motion: The Association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion.

Brooks/Teachum

Vote: 4/0

B. 2017 Audit: The 2017 draft audited financial statement for the year ended December 31, 2017 as audited by Goldklang Group was provided for review.

Motion: To approve the 2017 audited financial statement for the year ended December 31, 2017 as audited by Goldklang Group.

Teachum/Singh

Vote: 4/0

C. Montgomery County Traffic Calming Study: Management requested Montgomery County to complete a traffic study on Ranworth Dr in response to Homeowner complaints regarding speeding. A follow-up from the Area Engineer regarding traffic calming measures, street parking restrictions, and the longitudinal striping on Ranworth was provided for the Board's review.

The study determined it did not meet the requirements for speedbumps or any of the requested traffic calming measures. They are going to put up a speed advisory sign and trim the trees for better visibility. There is a potential alternative to put in lines and chocking that will be discussed at the next Board meeting.

D. Homeowner Complaint Regarding Children Playing in Common Area: A Homeowner from Palmetto Circle has filed a complaint regarding children playing soccer and football in the open field common area on Palmetto Circle. They would like the Board to prohibit this activity in the common area due to the damage to the turf. The Homeowner stated they will attend the December meeting. In addition, Management asked the Homeowners that have placed the soccer goal in the common area to attend the meeting who did not attend.

The Homeowner stated that because of the use on the field it is has caused damage and mosquitos that took a toll on their ability to use the field or their backyard. They took a poll with 30 Homeowners (of approximately 145 Homeowners in the area) that have also voiced the damage to the field is a problem. The Homeowner requested that the Board not allow the children to play on the field.

A Board Member mentioned that this year's rain has been the highest in history and probably has a major roll in the damage done to the field as well. They asked to clarify if the children are loud past 9 pm. The County will respond to noise complaints past 9 pm. The Homeowner said that was not the case, just the destruction to the grass on the field. A Board Member asked how long this has been the case, and the Homeowner clarified that it has mainly been in the last year that the grass has been damaged.

The Board discussed that there really aren't laws or restrictions that they can put into place to limit the type of activities that occur on the field as it is a common area. The responsibility of the Board is not to control the use of the common areas. They do have plans to reseed it in season. The Board will also speak with the landscaping company about the best options of heavier duty grass that will sustain more use.

The Board also discussed that the goal posts being placed in the common area should not be left there. Since it is common area, it should not be monopolized by any one individual by leaving items in that area. They can send a letter to the Homeowners who own the goal posts and explain that the posts can be used in the field, but need to be removed from the common area and placed on private property during times it is not being used. If during a regularly scheduled inspection the inspector finds personal belongings left unused in common areas, like the goal posts, they will report the items for removal.

Action: Management will send a letter to the Homeowners who own the goal posts to notify them that they are required to remove them from the common areas when not in use and store them on private property, as well as informing them that they will be removed if found left during a routine inspection.

VI. OLD BUSINESS:

No old business was discussed.

VII. NEW BUSINESS:

A. Violations: Some of the violations notices have passed the 3rd violation notice or are close to, requiring them to receive a hearing request. All that have hit that status prior to the February meeting will be receiving notices for a hearing for the February meeting.

VIII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:37 pm.

Motion: To adjourn the meeting at 7:37 pm.

Teachum/Celis

Vote: 4/0

NEXT MEETING: The next meeting of the Board of Directors is scheduled for Tuesday, February 5, 2019, at 7:00pm.

Respectfully yours,

Renee Henning
Recording Secretary