**KINGSVIEW RIDGE COMMUNITY ASSOCIATION, INC.**

Regular Meeting Minutes

February 2, 2021 @ 7:00 p.m. Zoom conference call

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| **Board Members Present:**  | **Others:** |
| Jim Parker, President | Nancy Keen, Vanguard Management |
| Lori Teachum, Vice President | Liz Van Brunt, Recording Secretary |
| John DiNardo, Treasurer |  |
| Iyabo Martins, Director |  |
| Hari Singh, DirectorRichard Barney, Director |  |
| **Board Members Absent:**Carmen Celis, Secretary |  |

1. CALL TO ORDER

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

1. review and approval of minutes

The board reviewed the minutes from the December 1, 2020 regular board meeting.

Motion to approve the minutes from the December 1, 2020 regular meeting as is. John/Richard Vote: 6/0/0

1. homeowner forum

No homeowners spoke.

1. Management Report
2. Deferred Assessment Statement

Each year the auditors recommend the deferred assessment statement for tax purposes.

Motion to adopt the deferred assessment resolution as follows: 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 Jim/Richard Vote: 6/0/0

1. 2019 Audit

The auditors recommended that the Reserve Study be updated. There was major milling and repaving of the townhouse streets which used money from reserves and affected the variances in the audit. This was planned work within the reserve study. The next large

reserve project would probably be a sealcoat of the recent paving and some concrete work. There are no major reserve projects coming up this year.

Motion to accept the 2019 financial audit by Goldklang Group as is. John/Jim Vote: 6/0/0

Action: Nancy will get an estimate for a Reserve Study update for the next board meeting.

1. unfinished business

There was no old business.

1. New business

There was no new business.

Motion to close the regular meeting and move to executive session at 7:10 p.m. Richard/Lori Vote: 6/0/0

1. Collection Decisions

Payment Plan Request - 13678 Palmetto Circle

This homeowner is requesting a payment plan of $250 per month in addition to their regular assessments. The attorney recommends the Board does not waive any hard costs, such as legal fees and collection costs. They also recommend a counteroffer between $300-$350 per month on the full amount, or a waiver of late fees and interest only. The board discussed the options. Once they pay down their balance the board might consider waiving the soft costs of the late fees and interest.

Motion to counter offer $300 a month in addition to their regular assessment with the option of waiving the late fees and interest once the balance is paid. Lori/Richard Vote: 6/0/0

1. Adjournment

There being no further business, the meeting was adjourned at 7:21 p.m.

Respectfully Submitted,

Liz Van Brunt

Recording Secretary