**KINGSVIEW RIDGE COMMUNITY ASSOCIATION, INC.**

**REGULAR MEETING MINUTES**

**April 5th, 2022**

Kingsview Ridge Community Association Board of Directors met via Zoom on April 5th, 2022, at 7:00 pm.

**Present:**

Jim Parker, President

Lori Teachum, Vice President

John DiNardo, Treasurer

Carmen Celis, Secretary

Richard Barney, Director

Iyabo Martins, Director

Hari Singh, Director

**Absent: N/A**

**Others Present:**

Nancy Keen, Vanguard Management

Renee Bilinski, Recording Secretary

1. **CALL TO ORDER:**

Mr. Parker, the President, called the regular meeting to order at 7:04 pm with a quorum present.

**Motion: To call the meeting to order.**

**Celis/DiNardo Vote: 6/0/0**

1. **HOMEOWNER FORUM:** No Homeowners joined the meeting.
2. **MINUTES:** Reviewed and approved the minutes of the February 1st, 2022, Board Meeting.

**Motion: To approve the February 1st, 2022, Board Meeting minutes.**

**DiNardo/Singh Vote: 6/0/0**

1. **MANAGEMENT REPORT:**
   1. **Tree Removal Request:** A Homeowner on Marksburg Court reported three (3) dead common pines in front of their row of townhomes along Steeple Road. Management had PGC take a look and they submitted a proposal for the removal, totaling $1,225.00.

**Motion: To approve the PGC proposal to remove the three dead trees along Marksburg Court.**

**Singh/DiNardo Vote: 6/0/0**

1. **OLD BUSINESS:** 
   1. **Trash Company Change:** Management did not receive any complaints about the transition of trash removal companies, and it seemed to run smoothly. One Homeowner did send a complaint to a Board Member about their loose trash not being picked up. The Board and Management agreed that it is best practice to honor the process of the company and have trash be placed in bags for ease of pickup and containment of contaminant content.
   2. **Condo Trash Bins:** A Board Member mentioned that the Condos are still leaving the trash bins out, and that they are out on non-collection days. Management reminded the Board if they want to remove the cans, they can be removed. This topic was previously discussed, and the Board had decided to put it on hold and see if letters sent would be helpful to remind the Homeowners to remove them. Letters have been sent out and it is difficult to determine which units the bins belong to in the common areas. The Board discussed sending something to all the Homeowners as a reminder of their responsibilities for the trash cans. Management offered to contact the management of the Condo Association. The Board decided that they would have Management reach out first to the Condo Association Management, giving a two week notice to ask that the bins be removed from the common areas. The Board is willing to discuss some potential alternative solutions and would invite them to join the next meeting or send their ideas to Management to share with the Board. A Board Member voiced concern regarding the alternative being that Homeowners place the trash on the ground in common areas. There used to be trash corrals in the area, but it was abused and had to be removed to avoid excessive trash piled up. They discussed a few alternatives, like putting in a fenced area on the side of the building for the cans.

**Action: Management will reach out to the Condominium Association Manager to request they remove the cans within two weeks and pass along any alternatives they provide to the Board.**

1. **NEW BUSINESS:** No new business at this time.
2. **EXECUTIVE SESSION:** No items to discuss,Executive Session not held.
3. **ADJOURNMENT:**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:20 pm.

**Motion: To adjourn the meeting at 7:20 pm.**

**Parker/Singh Vote: 7/0/0**

1. **NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Tuesday, June 7th, 2022, at 7:00pm.

Respectfully yours,

Renee Henning Bilinski

Recording Secretary