**KINGSVIEW RIDGE COMMUNITY ASSOCIATION, INC.**

Regular Meeting Minutes

April 6, 2021 @ 7:00 p.m. Zoom conference call

|  |  |
| --- | --- |
| **Board Members Present:**  | **Others:** |
| Jim Parker, President | Nancy Keen, Vanguard Management |
| Lori Teachum, Vice President | Liz Van Brunt, Recording Secretary |
| John DiNardo, Treasurer |  |
| Hari Singh, DirectorIyabo Martins, DirectorCarmen Celis, Secretary |  |
|  |  |
| **Board Members Absent:** |  |
| Richard Barney, Director | Four homeowners were in attendance |

1. CALL TO ORDER

Meeting called to order at 7:03 p.m.

Motion to approve the agenda. DiNardo/Teachum Vote: 6/0/0

1. review and approval of minutes

The board reviewed the minutes from the February 2, 2021 regular board meeting.

Motion to approve the minutes from the February 2, 2021 regular meeting as is. DiNardo/Parker Vote: 6/0/0

1. homeowner forum

The board will offer that homeowners be able to use video on the Zoom board calls going forward.

A Tattershall Place homeowner requested that the board consider the safety side of a potential AERC waiver request for a 5-foot wooden wall to be installed up against a neighbor’s fence. His dog was attacked by his neighbor’s dog through that fence, which is rotting and falling down. Mainly wire mesh is all that is stopping the dogs. The neighbor’s dog has bitten multiple dogs on the street. Animal control has been notified. The board offered other fence types as options. Backyards are not inspected during the routine reviews of single-family homes. The board discussed options of enforcing better maintenance. The board will visit the site. They do not want to set a precedent with a solid fence type. Animal control complaints need to come from those affected rather than from the HOA.

A homeowner on the second floor of a Palmetto Circle duplex received notice of recycle and trash cans being kept in the front of the house while a friend was staying there. Since they do not have a back yard, they are not sure where to store the cans. The homeowner was out of town for months and only just received the notices. The hearing is so the homeowner can explain the situation. There is a separate association, managed by MTM, for the condo buildings and property, and they may have a solution. Montgomery County recycling will deliver smaller recycling bins with a handle. The fines will be removed if the problem is resolved.

13728 Palmetto Circle mentioned that they sent the wrong photos. The recycling bins are now stored in the rear of the house. Some discussion of where bins can be stored. They need to not be seen from the front of the house. If something needs reported homeowners can email nancy@vanguardmgt.com.

There are some common area sidewalks near the tot lot that always have trash cans with garbage in them, but it is not clear whose they are. They are there every day. A work order can be written up to remove them.

14107 Tattershall Place has moved their trash can to the rear of the house now. They were not home for a few days, so it was left out longer than normal. The garage door will be repaired soon. Measurements have been taken, but they are waiting for the door to be back in stock. It should be done by the end of May. An extension has been granted.

1. Management Report
2. Aerate/Overseeding Palmetto Circle Common Area

PGC proposes work at the Palmetto Circle park: aerate and overseed approximately 9,100 sq ft of turf in the Spring of 2021 for $485 and again in the fall. The board discussed whether the aerating is helping. It is making a difference.

PGC proposes work at the rear of 13779 - 13763 Palmetto Circle and the common area between 13779 & 13601 Palmetto Circle: aerate and overseed approximately 4,100 sq ft of turf in the Spring of 2021 for $300.

Motion to have PGC aerate and overseed the Palmetto Circle park this spring and fall. DiNardo/Singh Vote: 6/0/0

Motion to have PGC aerate and overseed the common area on Palmetto Circle for $300. DiNardo/Singh Vote: 6/0/0

1. Reserve Study Update Proposal

Miller Dodson proposed updating the reserve study to establish all items on a new baseline. The last study was done in 2012. There is a retaining wall that is scheduled for replacement, according to the 2012 study.

Motion to approve the Miller Dodson reserve study update and to pay for that with reserve funds. Parker/DiNardo Vote: 6/0/0

1. Reserve Investments

The Townhouse Reserves Morgan Stanley MM currently has $50,460.38 with a $20,000 CD maturing on 4/9/21. Management recommends reinvesting $20,000 into a 2022 CD and $20,000 into a 2023 CD to continue to ladder the funds.

Motion to reinvest $20,000 from the Townhouse Reserves Morgan Stanley Money Market into a 2022 CD and $20,000 into a 2023 CD to continue to ladder the funds DiNardo/Parker Vote: 6/0/0

1. Violation Hearing

The hearings for those that called into this board meeting have been resolved, with an extension for the garage door repair until May 31.

Fines will be applied for those that did not show up for a hearing. The CCOC can be called when violations are not resolved, and they will also fine the offender. The lawyer can be called in, but then the cost for resolution rises.

Motion to issue a fine of $25 per day up to a maximum of $300 for unresolved violations. DiNardo/Martins Vote: 6/0/0

1. AERC Application for Solid Fence

The board will review the fence in question before deciding to make an exception. A solid fence is not currently allowed. A picket style fence would be more inline with the regulations.

Tabled until further review.

1. unfinished business

There was no unfinished business.

1. New business

The website and newsletter will list the condo management company’s contact information.

1. Adjournment

There being no further business, the meeting was adjourned at 8:25p.m.

Motion to adjourn the board meeting. Singh/Martins Vote: 6/0/0

Respectfully Submitted,

Liz Van Brunt

Recording Secretary