**KINGSVIEW RIDGE COMMUNITY ASSOCIATION, INC.**

**REGULAR MEETING MINUTES**

**June 7th, 2022**

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

**Present:**

Jim Parker, President

Lori Teachum, Vice President

John DiNardo, Treasurer

Richard Barney, Director

Iyabo Martins, Director

Hari Singh, Director

**Absent:**

Carmen Celis, Secretary

**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 7:03pm with a quorum present.

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

**DiNardo/Teachum Vote: 5/0/0**

1. **HOMEOWNER FORUM:** No Homeowners joined the meeting.
2. **MINUTES:** Reviewed and approved the minutes of the April 5th, 2022 Board Meeting.

**Motion: To approve the April 5th, 2022 Board Meeting minutes.**

**Parker/DiNardo Vote: 5/0/0**

1. **MANAGEMENT REPORT:** 
   1. **2021 & 2022 Audit Proposal:** Goldklang Groups provided their2021 & 2022 Audit Proposal for the Board’s review and approval. The cost has increased $150.00 to $3,200.00, There currently is $3,150.00 in the 2022 Budget.

**Motion: To approve the engagement of Goldklang Groups for the 2021 & 2022 Audit as proposed.**

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

1. **OLD BUSINESS:** No old business at this time.
2. **NEW BUSINESS:** 
   1. **Inspector Question:** A Board Member noted that they have seen a lot of complaints from Homeowners that have been circulating regarding the trash that is out where it should not be as well as cans sitting out in the open. There is also a home that has siding missing on a large portion of their home that is visible from the street. The Board asked if the Inspector could review those items and if some of the Board Members could do a ride along to see if they are viewing the homes with the same expectations. Several of the Board Members would like to join the ride along.

**Action: Management will follow up with the Inspector and coordinate a ride along for the Board Members.**

* 1. **Trash Removal Contract:** Due to the rising fuel costs, Ecology Refuse Services has increased their rate from $7.50 to $7.95 per unit per month effective June 1, 2022. A Board Member asked that they provide more details.

**Action: Management will follow up with Ecology Refuse Services and request more detail and more official notice be provided for future updates.**

1. **EXECUTIVE SESSION:** 
   1. **File Lawsuit (13624 Palmetto Circle – Proctor):** At the February Board meeting, the Board approved to accelerate the balance through 2022 and file a lawsuit on this account. The Homeowner reached out to the attorney and wants to negotiate a payment plan again. The attorney would like to confirm the Board wants to file the lawsuit and no longer negotiate with the Homeowner. Management provided the email from the attorney and the statement of account for the Board’s review. The Homeowner has been on payment plans before and defaulted but is asking to be on a payment plan again. The Board discussed if they should give the Homeowner another chance to enter a payment plan. Since they have not followed up with their previous agreements, the Board determined it would not be worth pursuing another payment plan again. They owe over $4,000.00 now.

**Motion: To move forward with lawsuit and not negotiate a payment plan.**

**Parker/DiNardo Vote: 5/1/0**

1. **ADJOURNMENT:**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:17 pm.

**Motion: To adjourn the meeting at 7:17 pm.**

**Parker/Singh Vote: 6/0/0**

1. **NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Tuesday, August 2nd, 2022, at 7:00pm.

Respectfully yours,

Renee Henning Bilinski

Recording Secretary