

Kingsview Ridge Community Association
Regular Meeting Minutes
April 2, 2024

The Board of Directors of Kingsview Ridge Community Association met virtually via Zoom on April 2, 2024, at 7:00 p.m.

Present:

Lori Teachum, Vice President

John DiNardo, Treasurer

Iyabo Martins, Director

Hari Singh, Director

Absent:

Carmen Celis, Secretary

Richard Barney, Director

Jim Parker, President

Others Present:

Nancy Keen, Vanguard Management

Erin Barry, Recording Secretary

Resident: Chinta Chandakkar, Lisa Bell

I. CALL TO ORDER

Lori Teachum, the Vice President, called the regular meeting to order at 7:03 p.m. with a quorum present.

II. MINUTES

Motion: To approve the February 6, 2024, Regular Board Meeting minutes as corrected.

John/Hari

Vote: Unanimous

III. HOMEOWNER'S FORUM

There was no homeowner's forum.

IV. MANAGEMENT REPORT

A. S & P Tree Removal Proposal

The homeowner at 14007 Briarwick Street requested two (2) dead Oak trees and a leaning White Pine tree be removed from the common area behind his property. PGC's arborist assessed the trees and recommended they be removed.

Motion: To ratify the Minutes to reflect that the Board voted via email to approve the proposal from S & P Trees to remove the two (2) dead Oak trees and one (1) White Pine tree on common area behind 14007 Briarwick Street for the cost of \$4,500.00 as presented.

Hari/John

Vote: Unanimous

B. Marksburg Court Tot Lot Path

Management presented three (3) proposal from the following companies, Dominion, Finley, and O'Leary, for paving the Marksburg Court Tot Lot Path.

Motion: To approve the proposal from Dominion Paving for the paving of the Marksburg Court Tot Lot path for the cost of \$11,276.00 to be paid from Reserves.

John/Hari Vote: Unanimous

V. HEARING

19319 Ranworth Drive

The homeowner of 19319 Ranworth Drive attended the Hearing. She submitted the architectural applications for the siding and the roof before the Board meeting.

Action: The Architectural Committee will review the application from 19319 Ranworth Drive and respond by April 15, 2024.

Action: If the application is approved, the Board will give the owner of 19319 Ranworth Drive sixty (60) days from the date of approval to have the siding and roof completed.

VI. OLD BUSINESS

A. Water Collecting at the Storm Drain behind 19335 Ranworth

There was discussion of water gathering at the storm drain in the back of 19335 Ranworth Drive.

Action: Management will follow up with Steve Pullum, the co-compliance inspector with Department of Environment Protection (DEP) regarding the water collecting behind 19335 Ranworth Drive and will forward Mr. Pullum's email response to John DiNardo.

VII. NEW BUSINESS

A. Palmetto Circle Flowers

There was discussion of the quality of the flowers at the entrances.

Action: Management will ask PGC to assess both entrances (Ranworth Drive and Palmetto Circle) and make suggestions on how to make them more appealing.

VIII. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 7:24 p.m. to discuss delinquent business.

Motion: To adjourn the meeting at 7:24 p.m.

Lori/Jim

Vote: Unanimous

Respectfully Submitted,
Erin Barry
Recording Secretary

Action Items

Action: The Architectural Committee will review the application from 19319 Ranworth Drive and respond by April 15, 2024.

Action: If the application is approved, the Board will give the owner of 19319 Ranworth Drive sixty (60) days from the date of approval to have the siding and roof completed.

Action: Management will follow up with Steve Pullum, the co-compliance inspector with Department of Environment Protection (DEP) regarding the water collecting behind

19335 Ranworth Drive and will forward Mr. Pullum's email response to John DiNardo.

Action: Management will ask PGC to look at both entrances (Ranworth Drive and Palmetto Circle) and make suggestions on how to make them more appealing.