

Kingsview Ridge Community Association
Regular Meeting Minutes
December 5, 2023

The Board of Directors of Kingsview Ridge Community Association met virtually via Zoom on December 5, 2023, at 7:00 p.m.

Present:

Lori Teachum, Vice President
John DiNardo, Treasurer
Carmen Celis, Secretary
Richard Barney, Director
Iyabo Martins, Director
Hari Singh, Director

Absent:

Jim Parker, President

Others Present:

Nancy Keen, Vanguard Management
Erin Barry, Recording Secretary

I. CALL TO ORDER

Lori Teachum, the Vice President, called the regular meeting to order at 7:02 p.m. with a quorum present.

II. MINUTES

Motion: To approve the October 2, 2023, Regular Board Meeting minutes.

Richard/Hari

Vote: Unanimous

Motion: To approve the October 2, 2023, Executive Board Meeting minutes.

Richard/Hari

Vote: Unanimous

III. HOMEOWNER'S FORUM

There was no homeowner's forum.

IV. MANAGEMENT REPORT

A. Stormwater Maintenance

Montgomery County DEP completed their tri-annual inspection of the Association's stormwater management facilities. They noted all non-structural maintenance and repairs that are required to be completed within 60 days. Management reached out to three (3) contractors, AAA Stormwater Maintenance, Busy Services and PGC Landscapes to obtain proposals for this work.

Motion: To accept the proposal from PGC Landscapes for stormwater maintenance for the cost of \$4,365.00 as presented.

Richard/Iyabo

Vote: Unanimous

B. Ratify Votes

The Board noted that Ecology Refuse Services will increase the trash contract as of December 1, 2023, to \$8.35 per unit per month (\$2,972.60 per month). The Association has \$2,919.20 budgeted per month in 2024 for Trash Removal.

Motion: To ratify the Minutes to reflect that the Board approved the Ecology Refuse Services increase to the trash contract as of December 1, 2023, to \$8.35 per unit per month (\$2,972.60 per month).

Richard/Carmen

Vote: Unanimous

C. Deferred Assessment Resolution

Motion: The Association elects to apply all or part of the excess assessment income to the following year's assessments and that such a final amount shall be at the Board's discretion.

Richard/Hari

Vote: Unanimous

V. OLD BUSINESS

There was no old business at this time.

VI. NEW BUSINESS

A. CCOC Board Training

Management noted that Montgomery County Commission on Common Ownership Communities has amended Chapter 10B. of the Montgomery County code, effective July 3, 2023, to include a provision that now requires successful completion of the Commission's Board Training program (Community Governance Fundamentals) every three (3) years. She informed the Board of when their training needs to be completed.

Action: The four (4) Board members, whose CCOC training is due, will take the training and send their certificates of completion to Management before the February 2024 Board meeting.

VII. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 7:15 p.m. to executive session to discuss delinquent business.

Motion: To adjourn the meeting at 7:15 p.m.

Richard/ Hari

Vote: Unanimous

Respectfully Submitted,

Erin Barry
Recording Secretary