

Kingsview Ridge Community Association
Regular Meeting Minutes
August 6, 2024

The Board of Directors of Kingsview Ridge Community Association met virtually via Zoom on August 6, 2024, at 7:00 p.m.

Present:

Jim Parker, President
John DiNardo, Treasurer
Richard Barney, Director
Iyabo Martins, Director
Hari Singh, Director

Absent:

Lori Teachum, Vice President
Carmen Celis, Secretary

Others Present:

Nancy Keen, Vanguard Management
Erin Barry, Recording Secretary

I. CALL TO ORDER

The 1st Attempt of the Annual meeting was not held as 25% of the Association must be represented and only 8 proxies were received. The 2nd Attempt of the Annual meeting will be held on October 1, 2024.

Jim Parker, the President, called the regular meeting to order at 7:02 p.m. with a quorum present.

II. MINUTES

Motion: To approve the June 4, 2024, Regular Board Meeting Minutes as presented.

Barney/Singh

Vote: Unanimous

III. HOMEOWNER'S FORUM

- A homeowner was pleased to state that the trash in the neighborhood seems to have decreased.

IV. MANAGEMENT REPORT

A. Entrance Monument Landscape Proposals

Several Board members, and Jason Lines with PGC landscapes met on site on June 18th to review the landscaping at Palmetto Circle and Ranworth Drive entrance monuments. The Board reviewed the proposal for the Ranworth entrance and the Palmetto Circle entrance and turf renovation proposal.

The Board discussed adding plants that are drought tolerant.

Action: To Table the entrance monument landscape proposals.

Action: Management will get updated entrance monument landscape proposals that separate the turf renovation and forward them to the Board.

Action: Management will go out to bid for the landscaper for 2026, as the current landscape contract will be complete.

B. Common Area Dead Tree Removal

Several dead trees were observed during the common area inspections. Management obtained proposals from S&P Tree Care and PGC Landscapes for the removal of the trees. The Board discussed increasing the tree maintenance budget line item in the 2025 budget.

Motion: To approve the tree removal proposal from S&P Tree Care (dead Cherry on Palmetto, dead Cherry on Marksburg, dead Leaning Ash on Marksburg, two (2) dead Dogwoods on Marksburg and the dead White Pine on Marksburg) for the cost of \$3,750.00 as presented.

Barney/DiNardo Vote: Unanimous

C. 2025 Operating Budget

Management presented the 2025 budget which proposes a 3.9% increase for the General Budget (\$159.00 per quarter) and a 1% increase for the Townhouse Budget (\$256.00 per quarter), which includes an increase in the tree maintenance line item from \$11,430.00 to \$15,000.00.

Motion: To approve 2025 draft budget, which proposes a 3.9% increase for the General Budget (\$159.00 per quarter) and a 1% increase for the Townhouse Budget (\$256.00 per quarter) to be sent to homeowners for comment.

Barney/DiNardo Vote: Unanimous

D. Reserve Investments

Management and the Board reviewed the account record and discussed investing in some General Reserve and Townhouse Reserve CDs.

Motion: To invest \$20,000.00 from the General Reserve Money Market into a five (5) year General Reserve CD.

Barney/ DiNardo Vote: Unanimous

Motion: To invest \$50,000.00 from the Townhouse Reserve Money Market CD to mature in 2027.

Barney/ DiNardo Vote: Unanimous

VI. OLD BUSINESS

There was no old business at this time.

VII. NEW BUSINESS

There was no new business at this time.

VIII. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 7:37 p.m. to discuss delinquent business.

Motion: To adjourn the meeting at 7:37 p.m.

Barney/Parker Vote: Unanimous

Respectfully Submitted,

Erin Barry
Recording Secretary

Action Items

Action: To Table the entrance monument landscape proposals.

Action: Management will get updated entrance monument landscape proposals that separate the turf renovation and forward them to the Board.

Action: Management will go out to bid for the landscaper for 2026, as the current landscape contract will be complete.