

Kingsview Ridge Community Association
Regular Meeting Minutes
October 1, 2024

The Board of Directors of Kingsview Ridge Community Association met virtually via Zoom on October 1, 2024, at 7:00 p.m.

Present:

Jim Parker, President
John DiNardo, Treasurer
Carmen Celis, Secretary
Richard Barney, Director
Iyabo Martins, Director

Absent:

Lori Teachum, Vice President
Hari Singh, Director

Others Present:

Nancy Keen, Vanguard Management
Erin Barry, Recording Secretary

I. CALL TO ORDER

Jim Parker, the President, called the regular meeting to order at 7:11 p.m. with a quorum present.

II. MINUTES

Motion: To approve the August 6, 2024, Regular Board Meeting minutes as presented.

Richard/Jim

Vote: Unanimous

III. HOMEOWNER'S FORUM

There was no homeowner's forum.

IV. MANAGEMENT REPORT

A. Palmetto Circle Turf Renovations

As the Board requested, Management shared a proposal from PGC to perform aeration and overseeding to the high-profile turf areas around the entrance as well as other common areas on Palmetto Circle.

Motion: To approve the PCG Landscape proposal for the turf renovations at Palmetto Circle for the cost of \$1,795.00, as presented.

John/Jim

Vote: Unanimous

B. Steeple Road Stormwater Easement

Management explained that Montgomery County Department of Environmental Protection is performing a retrofit project for the Manchester Farm's asset #11226 stormwater facility located along Steeple Rd. The scope of the work will require removing some trees on both sides of Steeple Rd., due to MDE (Maryland Department of Environment) dam requirements with constructed dam embankments. There will be structural repairs to the principal spillway pipe under Steeple Rd. to include the downstream dam embankment and outfall area located on Kingsview Ridge common area. DEP needs SWM Easement granted so they can perform this dam maintenance.

Motion: To grant the Storm Water Management Easement and Right of Way between Kingsview Ridge Homeowners Association, Inc, and Montgomery County, MD as presented.

Richard/John

Vote: Unanimous

Action: Jim will sign/get notarized the Steeple Rd Stormwater Easement.

C. Snow Clearing Contract

The Board's reviewed the 2024/2025 Snow Clearing contract from PGC Landscapes. All costs have remained the same, with no increases.

Motion: To approve the 2024/2025 Snow Clearing contract from PGC Landscapes as presented.

Richard/Jim

Vote: Unanimous

Action: Management will present three (3) bids for the 2026 landscape and snow removal contracts at the 2025 August Board meeting. Managements will ask for a one (1) year and a two (2) year contract for snow removal.

D. 2025 Operating Budget

The Board approved the 2025 draft budget at the August Board meeting. It was sent to owners for comment. To date, there has been one homeowner's comment, which the Board reviewed. It was noted that Management answered the resident's questions.

Motion: To approve the 2025 draft operating budget as presented.

Richard/John

Vote: Unanimous

V. OLD BUSINESS

There was no Old Business.

VI. NEW BUSINESS

There was no New Business.

VII. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 7:30 p.m. to discuss delinquent business.

Motion: To adjourn the meeting at 7:30 p.m.

Richard/John

Vote: Unanimous

Respectfully Submitted,

Erin Barry
Recording Secretary

Action Item

Action: Jim will sign/get notarized the Steeple Rd Stormwater Easement.

Action: Management will present three (3) bids for the 2026 landscape and snow removal contracts at the 2025 August Board meeting. Managements will ask for a one (1) year and a two (2) year contract for snow removal.

