

Kingsview Ridge Community Association
Regular Meeting Minutes
December 3, 2024

The Board of Directors of Kingsview Ridge Community Association met virtually via Zoom on December 3, 2024, at 7:00 p.m.

Present:

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

Absent:

Jim Parker, President
Carmen Celis, Secretary

Others Present:

Nancy Keen, Vanguard Management
Erin Barry, Recording Secretary

I. CALL TO ORDER

Richard Barney, called the regular meeting to order at 7:03 p.m. with a quorum present.

II. MINUTES

Motion: To approve the October 1, 2024, Regular Board Meeting minutes as presented.

Barney/Martins Vote: Unanimous

Motion: To approve the October 1, 2024, Executive Board Meeting minutes as presented.

Barney/Martins Vote: Unanimous

III. HOMEOWNER'S FORUM

- A homeowner asked about the trash. She reported several blue, recycle bins that need to be removed.

Action: Management will have the recycle bins removed as requested.

IV. MANAGEMENT REPORT

A. Board Member Resignation

The Board received the resignation of Board member, Hari Singh, who served on the Board of Directors for over 20 years. The Board thanked him for his faithful service to the Kingsview Ridge Community Association.

B. Ratify the Email Approvals

Motion: To ratify the Minutes to reflect that the Board voted via email on October 2, 2024, to approve CTA Review to complete the filing process and reporting requirements for the Board of Directors regarding the Federal Corporate Transparency Act (CTA).

Barney/DiNardo 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 final amount shall be at the Board's discretion.

Barney/DiNardo

Vote: Unanimous

V. OLD BUSINESS

There was no old business at this time.

VI. NEW BUSINESS

There was no new business at this time.

VII. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 7:09 p.m. to discuss delinquent business.

Motion: To adjourn the regular Board meeting at 7:09 p.m.

Barney/ DiNardo

Vote: Unanimous

Respectfully Submitted,

Erin Barry
Recording Secretary

Action Items

Action: Management will have the recycle bins removed as requested.