

Kingsview Ridge Community Association
Regular Meeting Minutes
June 17, 2025

The Board of Directors of Kingsview Ridge Community Association met virtually via Zoom on June 17, 2025, at 6:00 p.m.

Present:

Jim Parker, President
Lori Teachum, Vice President
John DiNardo, Treasurer
Richard Barney, Director
Iyabo Martins, Director
Brian Leary, Director

Absent:

Carmen Celis, Secretary

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 6:01p.m. with a quorum present.

II. MINUTES

Motion: To approve the April 1, 2025, Regular Board Meeting minutes.

Parker/Barney

Vote: Unanimous

Motion: To approve the April 1, 2025, Executive Board Meeting Minutes discussing delinquent business.

Barney/Parker

Vote: Unanimous

III. HOMEOWNER'S FORUM

- A homeowner asked Lori Teachum if she would propose to the Board that they consider only one trash pick-up day per week.

Action: Management will request that trash pick-up be returned to Monday and Thursday. If the days are available to be switched, the Board will discuss it at the August Board meeting.

Action: J & J Trash offered their service to Kingsview Ridge. Management will ask them if they have Monday and Thursday trash pick-up open.

IV. MANAGEMENT REPORT

A. Palmetto Circle/Court and Marksbury Court- Sealcoating

Management presented three (3) proposals, Dominion Paving and Sealing, Finley Asphalt, and O'Leary Asphalt, for sealcoating of the private streets and parking areas in the townhouse areas.

Motion: To accept the proposal from Dominion Paving and Sealing for sealcoating of the private streets and parking areas in the townhouse areas, for the cost of \$26,102.00. To approve the concrete repairs on Palmetto Circle/Court and Marksbury Court proposal

from Dominion Paving and Sealing for the cost of \$35,694.00. It was noted that the total cost would be discounted \$4,000.00 since the Board approved Dominion for both services. Both will be paid from the Townhouse Reserves.

Barney/Martins

Vote: Unanimous

B. Palmetto Circle/Court and Marksbury Court- Concrete Repairs.

The Board approved the concrete repairs under, IV. Management Report, A. Palmetto Circle/Court and Marksbury Court-Sealcoating, along with the sealcoating proposal because by approving Dominion to do both projects, the Association will receive a \$4,000.00 discount from the overall cost of work.

C. Marksbury Court Tot Lot Retaining Wall

The Marksbury Court retaining wall has rotted timbers and needs replacement. The Reserve Study shows the wall is scheduled to be replaced in 2025. She presented three (3) bids, two for timber retaining wall from American Exteriors, and Gardener, and a block retaining wall and replacement of all border timbers from Lawn Systems.

Motion: To approve the proposal from Lawn Systems for the replacement of the Marksbury Ct. tot lot retaining wall with the block wall and replacement of all border timbers for the cost of \$32,000.00 to be taken from the General Reserve Funds.

Parker/Martins

Vote: Unanimous

V. OLD BUSINESS

There was no old business at this time.

VI. ARCHITECTURAL APPLICATION

A. 14120 Tattershaw Place

There was discussion of the fence architectural application request from 14120 Tattershaw Place that requested options to match the two fences on either side of the property, but the height limit and the design is not within the Association's style requirements.

Motion: To approve the section of the request from 14120 Tattershaw Place, for the 5' fortress gate on the left side of the house to match the neighbor's fence. To deny the application's request for the right and back fence, but to recommend that they resubmit their application for a 4' style fence, of one of the allowed styles and colors from the Guidelines, for the right and back fence.

DiNardo /Teachum

Vote Unanimous

Action: L. Teachum will explain the decision to 14120 Tattershaw Place, and request they resubmit the application for a 4' style fence, of one of the allowed styles and colors from the Guidelines, for the right and back fence.

VII. NEXT MEETING

Action: The next meeting will be held on August 12, 2025.

VIII. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 6:53 p.m. to discuss delinquent business.

Motion: To adjourn the meeting at 6:53 p.m.

Barney/Martins

Vote: Unanimous

Respectfully Submitted,

Erin Barry
Recording Secretary