

Kingsview Ridge Community Association  
Regular Meeting Minutes  
October 14, 2025

The Board of Directors of Kingsview Ridge Community Association met virtually via Zoom on October 14, 2025, at 7:00 p.m.

**Present:**

John DiNardo, Treasurer  
Carmen Celis, Secretary  
Richard Barney, Director  
Iyabo Martins, Director  
Brian Leary, Director

**Absent:**

Jim Parker, President  
Lori Teachum, Vice President

**Others Present:**

Nancy Keen, Vanguard Management  
Erin Barry, Recording Secretary  
Resident: Jamie Willams

**I. CALL TO ORDER**

John DiNardo, the Treasurer, called the regular meeting to order at 7:07 p.m. with a quorum present.

**II. MINUTES**

Motion: To approve the August 12, 2025, Regular Board Meeting minutes as corrected.

Richard/John

Vote: Unanimous

**III. HOMEOWNER'S FORUM**

- A homeowner asked if the trash can at the Rainworth tot lot can be replaced with a trash can that has a lid. She reported that the wood retaining wall in the back of the tot lot is rotting.

Management had a contractor replace the retaining wallboards. The Board discussed replacing the trash can or moving it further away from the tot lot.

Action: Brian, John, and Richard, will view the trash can at the Ranworth tot lot tomorrow and report their findings to the Board to be considered at the December Board meeting.

**IV. MANAGEMENT REPORT**

**A. Grounds Maintenance and Snow Contracts- Ratify Brightview Approval**

After obtaining the additional snow-clearing information the Board requested at the August meeting, the Board approved the Grounds Maintenance and Snow Clearing contracts.

Motion: To ratify the Minutes to reflect that the Board voted via email to approve the Grounds Maintenance and Snow Clearing contract with BrightView Landscapes as presented.

Richard/Brian

Vote: Unanimous

**B. Palmetto Circle- Common Area Field**

Management presented several proposals for addressing the damage turf by children at play at the common area field at the Palmetto Circle. Management presented two proposals from

BrightView, one for shrubbery and one for adding six trees, and one from PGC Landscapes for adding shrubbery.

Motion: To approve the PGC Landscapes' proposal to install shrubbery at the Palmetto Circle common area field to deter use of the field, which causes damage to the turf, for the cost of \$3,295.00 as presented.

Richard/John

Vote: Unanimous

Motion: To revisit the proposal of adding trees to the Palmetto Circle common area field in the spring.

**C. 2026 Operating Budget Approval [Page**

The 2026 draft Budget was posted on the Association's website and was mailed to all homeowners on August 19, 2025. To date, there have been no homeowner comments.

Motion: To approve the 2026 Draft Budget with a 1.9% increase for the General assessment (\$162.00 per quarter) and a 3% increase in the additional quarterly assessment for the Townhouse and Condominium owners of \$103.00 (\$265.00 per quarter).

Richard/Brian

Vote: Unanimous

**V. OLD BUSINESS**

There was no old business at this time.

**VI. NEW BUSINESS**

There was no New Business.

**VII. ADJOURNMENT**

There being no additional business, the Board meeting adjourned at 7:41 p.m. to discuss delinquent business.

Motion: To adjourn the meeting at 7:41p.m.

Richard/John

Vote: Unanimous

Respectfully Submitted,

Erin Barry  
Recording Secretary