

**KINGSVIEW RIDGE COMMUNITY
ASSOCIATION, INC.
REGULAR MEETING MINUTES
August 1, 2012**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on August 1, at 7:00pm.

Present:

Tim Martin, President
David Brooks, Vice President
Lori Teachum, Secretary
Jim Parker, Director
Hari Singh, Director

Absent:

John DiNardo, Treasurer

Others Present:

Nancy Keen, Vanguard Management
Shelly Henning, Recording Secretary
Steve Turner, BEC

This was the 1st attempt of the Annual Meeting. Only three of the eighty-nine homeowner's proxies needed had been received. The Annual Meeting will be rescheduled to the October meeting.

Action: Management will place ad in the legal section of paper.

I. CALL TO ORDER

Mr. Martin, President, called the regular meeting to order at 7:02pm with a quorum present.

II. MINUTES:

Reviewed and approved the minutes of the June 6, 2012 Board meeting.

Motion: To approve the minutes as written.

Brooks/Teachum

Vote: Unanimous

III. HOMEOWNER FORUM:

A Homeowner would like Management to get bids beyond Mainscapes for trees that need to be cut down in the future. The extreme heat conditions from earlier this summer stressed the trees. Management has not yet heard from the county regarding the trees on Ranworth.

IV. MANAGEMENT REPORT:

A. Retaining Wall Project:

Mr. Turner with Building Envelope Consulting obtained several bids for the retaining wall project. Ground Effects is the lowest bidder. Mr. Turner has not worked with this company in the past but has been very pleased with their response. The Manufacturer of the materials also recommended this company. The Board would like Mr. Turner to look at their work they have done and talk with their references. Mr. Turner does also recommend a new railing system at a cost of \$ 5,000.00-to \$9,000.00 to install. The wood timbers in the existing wall are failing. This money would come out of the Reserves, currently there is \$45,000 in the money market for the Townhouse Community Reserves. Mr. Turner also suggested that when excessive snow is removed that is should think of different options than pushing the snow in this area.

Motion: That we approve Ground Effects contract once their references are verified by Mr. Turner.

Brooks/Martin

Vote: Unanimous

B. 2013 Operating Budget:

The budget proposes a 4% increase for the General Budget and a 10% increase for the Townhouses for 2013. The Board approved the Budget for publication to members for comment. The Board requested that Management use actual dollar amounts instead of percentages in cover letter.

Motion: To approve budget for distribution to the community for review.

Brooks/Parker

Vote: Unanimous

C. Homeowner Collection Request:

1. Fee Waiver Request/***:**

The homeowner is requesting a total of \$608.00 in collection fees be waived from his account so he can pay the remaining balance. The Board discussed that this is out of pocket expenses for the community and cannot waive it.

Motion: That we deny the request.

Martin/Brooks

Vote: Unanimous

2. Payment Plan Request/***:**

The homeowner is requesting the Board approve a payment plan of \$100.00 per month in addition to the quarterly assessments until the balance is paid in full.

Motion: That we accept the \$100.00 every month in addition to the standard fees and if it should become delinquent again then start legal action.

Brooks/Parker

Vote: Unanimous

D. Bad Debt Write-Offs:

1. ***:**

The property was foreclosed on. The Board discussed the write off to bad debt of \$433.90.

Motion: To approve the write-off.

Martin/Teachum

Vote: 4 for 1 oppose

2. *******:**

The Homeowner filed Chapter 7 bankruptcy and was granted a discharge by the U.S. Bankruptcy Court. According to the court order all amounts due prior to the filing date are not collectible and therefore must be written off as bad debt. The total amount is \$1,029.00

Motion: To approve the write-off.

Martin/Teachum

Vote: 4 for 1 oppose

VI. OLD BUSINESS:

There was no old business discussed.

VII. NEW BUSINESS:

There was no new business discussed.

VIII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:54pm.

Motion: To adjourn the meeting.

Martin/Teachum

Vote: Unanimous

***NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, October 3, 2012 at 7:00pm.