

09/04/01 Annual Meeting

Kingsview Ridge Homeowners Association
c/o Vanguard Management Associates, Inc.
P.O. Box 39 * Germantown, MD 20875
(301) 540-8600 Fax (301) 540-3752
Annual MeetingUpcounty Regional Services Center
Germantown, MD 20874
Thursday, September 4, 2001

Present:
Ed Hughes, David Brooks,
Tim Martin, John Dinado,
John Quackenbush

Absent:
Larry Marcus,
Robert Stone

Recording Secretary:
Denise Radzilowski

Community Manager:
Jose Ponton, Vanguard Management

Tim called the meeting to order @ 7:35 p.m.

The second attempt to the Annual Meeting of the Kingsview Ridge Homeowners Association took place as invoked by Section 5-206 of the Corporation and Associations Article of the Annotated Code of Maryland.

Election of Officers:

Through proxies presented by mail and in person, the following members were elected to the Board as follows:

1. Ed Hughes
2. David Brooks
3. John Quackenbush
4. John Dinado

MOTION - Ed made a motion to accept the four (4) nominations by proclamation. Motion retracted.

MOTION - Tim made motion to accept the four (4) nominations by acclamation. Ed second. All were in favor. Motion passes.

Terms of Positions of Officers:

According to the number of votes presented, the current terms are as follows:

1. John Dinado 3 years
2. Ed Hughes 2 years
3. David Brooks 2 years
4. John Quackenbush 1 year

Through some discussion, it was expressed that the current Board positions will remain.

MOTION - David made a motion to keep the current Officer Positions as stated. John Q. second. All were in favor. Motion passes.

Homeowner Forum:

There were several homeowners present. Their issues are as follows:

1. There were several complaints regarding the portable basketball hoops located on Palmetto. One particular home exercises in games being played at all hours of the day and night. This has caused residents outside of the community to congregate and use offensive language at the residents as well as damage homeowner's property. The other home has left the basketball hoop out and children who live on Palmetto are using the hoop in an unsafe manner. Management will send a courtesy letter asking the homeowner(s) to dispose of the hoops when not in use.
2. A homeowner on Ranworth has planted trees along his property line that were not properly planted and has caused some of the trees to die. They have also planted vegetation that has not been properly maintained and is unsightly. In addition, said homeowner drives his vehicle through the back of his yard while loading fresh fish onto it, which has left a foul odor. Management will send a violation letter requesting that it must be improved within 30 days or the homeowner will be called into a hearing of the Board of Directors.
3. A homeowner requested that a particular vehicle be removed from Ranworth that is used for business purposes but does not possess lettering.

Meeting Minutes:

The meeting minutes from the August 3, 2001 were submitted for review and approval.

MOTION - Ed made a motion to approve as written. John D. second. All were in favor. Motion passes.

Unfinished Business:

Reserve Account(s) Set-Up:

Management provided a rate sheet from several banking institutions to assist the Association in setting up a reserve funding investment program. It was suggested by Management that the Board set-up a money market account with two (2) certificates of deposit with a 6-month and 12-month CD with different maturity dates.

MOTION - Ed made a motion to set-up a 6-month and 12-month CD with Damascus Community Bank to coincide with the reserve schedule with Potomac Valley bank. David second. All were in favor. Motion passes.

Pending Developer Issues:

Elm Street Development is in the final stages of completing the work in regards to the retention ponds, pathway(s) etc. There is additional work to be completed in the tot lot area as well as reseeding certain areas throughout the community.

New Business:

2002 Draft Operating Budget:

Management presented the 2002 Draft Operating Budget for review and approval. It was noted that the townhouse assessment was listed as \$ 78.00 rather than \$ 117.00. Management will make the correction and mail to the homeowners for review and comments that may be presented at the next regular Board meeting before adopting.

Tattershall Place:

The Board asked Management to send a friendly letter to the new homeowners regarding the maintenance and care of their lawn if they have not already done so.

As a side note, David will provide three (3) maps of the community that may be used as a helpful tool regarding the common areas, Landscaping issues etc.

Meeting Dates:

October 4, 2001 @ 7:30 p.m. Regular Meeting Kingsview Middle School

December 6, 2001 @ 7:30 p.m. Regular Meeting Kingsview Middle School

Adjournment:

Tim adjourned the meeting @ 8:50 p.m.