

REGULAR MEETING MINUTES
February 3, 2010

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on December 2, 2009 at 7:00pm.

Present:

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

Absent:

Tim Martin, President
John DiNardo, Treasurer
Mohammad Zarei, Secretary

Others Present:

Nancy Keen, Vangaurd Management
Shelly Henning, Recording Secretary

I. CALL TO ORDER

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

II. MINUTES:

Reviewed and approved the minutes of the December 2, 2009 Board meeting.

Motion: To approve the minutes as written.

Singh/Parker

Vote: Unanimous

III. HOMEOWNER FORUM:

There were no homeowners present to address the Board.

IV. MANAGEMENT REPORT:

A. Landscape Enhancements:

Mainscapes has given a proposal to enhance the entrance beds. It would give curb appeal to the development. Mainscapes has selected plants that would look nice in the fall and winter months. Management would like to see continuity with the other beds in the neighborhood. One Board member was concerned that the beds might grow too tall and get in the way of the signs. The Board discussed that they would like to discuss this with the other Board Members that were not at this meeting.

There was also concern about the snow budget and thought they should wait to see what is going to happen with that. Management would get back to the Board members with the amounts spent on the snow removal.

Action: To table at this time.

B. Townhouse Seal coating:

Management has received three bids for seal coating, line striping and repainting the parking space numbers of the townhouse parking areas and street. The project would be scheduled for this spring. The bids were – Dominion Paving @ \$12,712.00; O’Leary Asphalt Inc. @ \$18,698.00 and JMR Concrete Construction @ \$22,022.00. O’Leary is the company that had previously done the seal coating about seven years ago and they did a good job then. Management has also used Dominion at other developments. The money for this is in the reserve so we don’t have to worry about the budget. The Board was concerned about the big price differences in the companies. There was also a square footage difference in the bids and the company with the lowest square footage is the highest in price. Management would like to get on the contractors list as quickly as possible because once spring is here they will be very busy. Management and the Board discussed that they would like to give O’Leary another opportunity to double check the square footage and for them to give us their best and final offer. They discussed they could probably vote on the by email.

Action: Management to go to O’Leary’s to relook at square footage and give their best and final proposal.

C. Reserve Investments:

There is a Smith Barney Townhouse Reserve Money Market of \$25,784.41 with a \$10,000.00 CD that will mature on 3/18/10. Management is recommended that the Board roll over the \$10,000.00 CD into a 2015 CD so the funds can be laddered. Need to keep the additional money in the money market account.

Motto: To approve the reserve investments.

Parker/Teachum

Vote: Unanimous

V. OLD BUSINESS:

There was no old business discussed.

VI. NEW BUSINESS:

A. Mainscapes Proposal:

Management and the Board discussed the proposal from Mainscapes dated January 29, 2010. Management suggested that they wait until the fall for items 1 and 2 due to possible lost if there was a hot summer.

Motion: Table 1, 2, and 3. proceed with 4 and 5.

Brooks/Teachum

Vote: Unanimous

B. Email from Craig Wilson:

The Board asked Management about the email that was sent out to the community regarding the Maryland Legislative Alert. Management said that it was sent to all of their clients.

C. Striping of the Roads:

The Board and Management discussed how they should approach the county regarding the striping that was done on Ranworth Dr. The striping has not slowed the traffic. A Board member thought if they could ask the county to lower the speed on the street and then enforce it. Another Board member considered a 3 way stop sign but after talking about it realized traffic would back up on the road during rush hour. They discussed they would not want the county to grind down the lines if they are not going to resurface the road. They spoke about the benefits of writing a letter to the county asking that the street not be restriped when it was resurfaced.

Motion: Management to write a letter to the county expressing our displeasure with the fact that the county did not communicate with us before they striped the street with only one resident's complaint. Also request the resurfacing of the street this year and reduce the speed limit. We do not want the street restriped when they resurface.

Brooks/Parker

Vote: Unanimous

VII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:45pm.

Motion: I recommend that we adjourn the meeting at 7:45pm.

Brooks/Parker

Vote: Unanimous

***NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, April 7, 2010 at **7:00pm**.