

**REGULAR MEETING MINUTES**  
**February 4, 2009**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on February 4, 2009 at 7:01pm.

**Present:**

Tim Martin, President  
David Brooks, Vice-President  
John DiNardo, Treasurer  
Jim Parker, Director  
Hari Singh, Director (arrived at 7:06pm)

**Absent:**

Lori Teachum, Director  
Mohammad Zarei, Secretary

**Others Present:**

Nancy Keen, Vangaurd Management  
Shelly Henning, Recording Secretary

**I. CALL TO ORDER**

Mr. Martin, President, called the regular meeting to order at 7:01 pm with a quorum present.

**II. MINUTES:**

Reviewed and approved the minutes of the October, 2008 Board meeting.

**Motion:** Approve the minutes as presented.

**Martin/DiNardo**

**Vote: Unanimous**

**III. HOMEOWNER FORUM:**

There were no homeowners present to address the Board.

**IV. MANAGEMENT REPORT:**

**A. Palmetto Circle Tot Lot Poly-Sleeves**

Sport System installed the equipment approximately 3 to 4 years ago. Moisture is getting into the sleeves, it then freezes and cracks the plastic. This could become a safety issue and cut someone. The Board discussed the options they had to either replace the sleeves or strip the sleeves off and treat the wood. The Board and Management felt that if they replaced the sleeves that this would again be an issue in the future. Management would not ever recommend using this equipment in the

future. They thought it would be best to use Sport System to take the sleeves off because of safety issues but in the future finding another company to do any additional refinishing that might be needed.

**Motion:** Use sport system to remove the poly systems and refinish.

**DiNardo/Martin**

**Vote: Unanimous**

B. Trash Contract:

The Board discussed that they were very happy with the service they were getting from Waste Management. Currently the community is on a month to month contract with them and they could raise their prices at any time. J & J offered an even better price if they changed the trash pick ups to Tuesday and Friday. The other vendors were offering bulk pick up and a little better pricing. Waste Management was not offering the bulk trash pick up. The Board suggested that Management go back to Waste Management and let them know the community is willing to stay with them, however; Waste Management needs to offer bulk pick up once a week and the other haulers were coming in at a lower price.

**Action:** Management will contact Waste Management to discuss the changes. Management will then contact the Board thru email or at the next meeting if Waste Management isn't interested in the changes.

C. Reserve Investments:

The Board discussed that the CD's are currently getting a higher interest rate than the money market accounts. There is a CD that will be maturing on 3/30 and Management suggested they should roll the CD over at this time. They also discussed taking some money from a money market and putting with the CD since it is earning a higher interest rate.

**Motion:** Roll the current over to a CD. Take \$10,000.00 that is maturing now and take \$10,000.00 out of the money market and add to the new CD.

**DiNardo/Brooks**

**Vote: Unanimous**

D. \*\*\*\*\*

The couple claimed bankruptcy. The house has been sold. The attorney doesn't feel that they will be able to get any more money from them and it would cost more money to go after them. The attorney is suggesting that the balance of \$1,959.00 be written off to bad debt.

**Motion:** To write it off.

**Brooks/DiNardo**

**Vote: Unanimous**

**V. OLD BUSINESS:**

A. \*\*\*\*\*

The oversized satellite issue has been resolved, however; there is now wiring that is above ground that needs to be placed underground. The Homeowner has been notified.

**VI. NEW BUSINESS:**

The county has passed a new law that will not allow trailers and campers to remain parked on county roads.

**VII. ADJOURNMENT:**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:40pm.

**Motion:** To adjourn the meeting.

**Martin/Parker**

**Vote: Unanimous**

**\*NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, April 1, 2009 at **7:00pm**.