

REGULAR MEETING MINUTES
April 7, 2010

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on April 7, 2010 at 7:00pm.

Present:

Tim Martin, President
David Brooks, Vice President
John DiNardo, Treasurer
Jim Parker, Director
Hari Singh, Director

Absent:

Lori Teachum, Director
Mohammad Zarei, Director

Others Present:

Nancy Keen, Vanguard Management
Shelly Henning, Recording Secretary
Corrinne Millette, Homeowner

I. CALL TO ORDER

Mr. Martin, President, called the regular meeting to order at 7:11pm with a quorum present.

II. MINUTES:

The Board reviewed and approved the minutes of the February 3, 2010 Board meeting. It was noted that there was one correction – the wrong date of the meeting had been entered.

Motion: To approve the minutes with one correction.

Parker/Brooks

Vote: Unanimous

III. HOMEOWNER FORUM:

A. Homeowner Tree Request – 13901 Briarwick Street (Millette):

The Homeowner would like the Board to allow her to plant trees in the common area along the fence at the back of her property. She is hopeful this will block out the view of the trains. There is about a 20ft gap in the trees. The Board and Ms. Millette were in agreement of using the same type of tree (White Pine) which is already there. The Board would like her to keep them in the same line as the other trees. The Homeowner would be planting the trees in the common area. A

member of the Board mentioned that the by-laws do allow the Board to make decisions on this and that this is done on a case by case basis.

Motion: To approve her request to fill the gap on HOA property to block the trains with the same type trees that are already there.

Brooks/Martin

Vote: Unanimous

IV. MANAGEMENT REPORT:

A. Landscape Enhancements:

Management obtained recommendations from Mainscapes for landscape enhancements to the front entrance beds. The Board had discussed this at the February meeting but the Board wanted the absent Board members input. These plants were chosen for their curb appeal along with their fall and winter color and interest. This will also help make the front entrances more uniform to connect the different areas of the community. The Board discussed that they thought the community was under landscaped. The Board would like Management to get bids on other areas. The Board discussed with Management the proceeds from the sale of the property to the county. The auditors had said the community has to use that money in the next two years or get taxed on it. The Board and Management thought the money could be used to improve the community and a possibility might be landscaping. There was some concern regarding how much has been spent this year on snow removal.

Motion: That we accept the bid from Mainscapes and get bids for Tattershall Place and Tattershall Drive.

Martin/DiNardo

Vote: Unanimous

Action: Management to get a proposal for another entrance

B. Foreclosure - **Palmetto Circle/Board Action:**

The Association can attempt to recover \$603.24. The attorney is recommending that the Board authorizes the attorney to report the debt to the credit bureau. Or you can write it off. The house was sold at foreclosure on 2/3/2010. How much did we spend trying to collect? We were able to collect money from them. This has been going on for years with this homeowner.

Motion: That it is reported to the credit bureau and then write it off.

Martin/Singh

Vote: Unanimous

C. Homeowner Fee Waiver Requests:

1. ***Ranworth Drive:**

The homeowner was charged a fee for a Notice of Intention to Create a Lien (NIC) for missing the January payment. The payment was subsequently received on February 22nd. The Board

discussed that the homeowner got a letter of a late notice. The Board agreed that they need to stick with the precedence. It is an actual cost to the community.

Motion: Deny the request for waiver of fees.

Brooks/Parker

Vote: Unanimous

2. ** Penrod Terrace :**

The homeowner was charged a returned check fee for insufficient funds. The Board discussed that the community incur charges for this.

Motion: To deny the request for waiver of fees.

Brooks/Parker

Vote: Unanimous

3. **Palmetto Court**

The Homeowner got behind because of a job loss. The homeowner would like to make a payment plan. She would like to pay \$250 twice a month. The Board was encouraged to see that she would like to do the right thing.

Motion: To accept her payment plan.

Brooks/Martin

Vote: Unanimous

V. OLD BUSINESS:

There was no Old Business discussed.

VI. NEW BUSINESS:

1. The Board discussed concerns for safety and security in the community.
2. There had been a fire at the tot-lot in the woods. And on the same night in the same area there was a “couple” that had some inappropriate behavior.

VII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:50pm.

Motion: To adjourn the meeting.

Martin/DiNardo

Vote: Unanimous

***NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, June 2, 2010 at **7:00pm**.

Respectfully yours,

Shelly Henning
Recording Secretary