

REGULAR MEETING MINUTES
August 4, 2010

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on August 4, 2010 at 7:00pm.

Present:

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

Absent:

Mohammad Zarei, Secretary
Lori Teachum, Director

Others Present:

Nancy Keen, Vangaurd Management
Shelly Henning, Recording Secretary
Resident, Tattershall

I. CALL TO ORDER

Mr. Martin, President, called the regular meeting to order at 7:06pm with a quorum present.

II. MINUTES:

Reviewed and approved the minutes of the April, 2010 Board meeting.

Motion: We accept them as written.

Martin/DiNardo

Vote: Unanimous

III. HOMEOWNER FORUM:

A new homeowner from Tattershall was present to observe the meeting.

IV. MANAGEMENT REPORT:

A. Homeowner Tree Removal Request:

The homeowner at 2 Palmetto Ct. has requested that a tree on common property be removed because it has grown too big and is concerned the roots of the tree might cause damage to her home. Mainscapes did not think it would be a problem to the home. Mainscapes had given a quote of \$615.00 to remove the Silver Maple. The Board felt that they should follow the advice of the expert (Mainscapes) and that if it ever did become a problem it could be removed.

Motion: Should follow Mainscape's advice. We can always come back to it if it should become a problem.

Martin/Parker

Vote: Unanimous

B. Dead Tree Removal:

There is a dead Maple tree across from 19217 Ranworth Drive. Mainscapes has given a proposal of \$1,225.00 to remove and replace the tree. This will include watering one time upon installation. The tree is approximately a 30 foot tree. The Board discussed using smaller trees for replacement trees. The Association will probably have to replace more trees in the future and wanted to be conservative for future budgets. The Board asked that Management get a quote for the same type tree but smaller caliper.

Action: Management to get a quote for same type tree but smaller caliper tree.

C. Common Area Lime/ Core Aeration/Overseeding:

Mainscapes has given two proposals for a Lime treatment for the common area. The cost is \$1,715.00. A Board member pointed out that the Association already has a contract for the lime treatments. Mainscapes has given another estimate of \$4,560.00 to do a Core Aeration and over seeding for the common area. The Board agreed that it was a really good price. This is for the common areas. It would depend on the weather. They were concerned if we continue to have a dry fall it would be a waste of money. If we are having a moist fall then we wouldn't mind doing the seeding. Grass life is about every 6 to 8 years. The Board asked that Management email in September to determine if there has been enough moisture to do this because the next Board meeting isn't until October and would be too late.

Motion: Yes we will approve it but want them to call for approval it but if we are having a dry fall we will wait for next year.

Martin/DiNardo

Vote: Unanimous

Action: Management will email the beginning of Sept. to verify that there has been adequate soil moisture.

D. 2011 Draft Operating Budget:

The 2011 budget proposes a 4.3% increase on the General Budget and a 5% increase for the Townhouses. Based on the requirements of State and County laws, the Board members are to review the budget and approve for publication to members for comment. The purpose of this budget is to break even and the past two years there have been expense increases. We have been going over on bad debt, tree replacements and also had extensive snow removal cost this past year and the delinquency has gone over \$10,000. The Board discussed that the rates have only increased 3 times in the last 10 years. The Board thought the

amounts should be pushed to \$98.000 for single families and \$142.00 for the townhomes. The Townhomes have the biggest expenses and have a higher delinquency problem. The Board wanted to make sure Management would explain the reason for the increase to the Homeowners. The Board would also like to have the Townhomes represented at the Board Meetings.

Motion: Change the rates to \$98.00 and \$142.00

Brooks/Parker

Vote: Unanimous

E. Reserve Analysis:

The Association has never had a professional Reserve Study completed to evaluate the common elements and establish the appropriate funds that should be set aside for their maintenance and replacement.

Currently the Association Reserve Contribution amount is based on information provided by the Developer and simple review of the site plans. Management has obtained three proposals for a Reserve Study: Commercial Assessments @ \$1,800.00; Miller Dodson Associates @ \$3,675.00; Thomas Downey, LTD @ \$4,000.00. The Board noted the price differences between the companies. They wanted to know what relationship Vanguard had with each company. The Board wanted more information on Commercial Assessment. Is Commercial Assessment licensed and bonded? Are they signed off by professional engineers? The Board discussed that it should be included in the budget for next year.

Action: Management to et more information on Commercial Assessments.

Table until the October meeting.

F. Homeowner Fee Waiver Request/ ***Tattershall Court:**

The homeowner is requesting a waiver of the \$45.00 notice of intent fee. The homeowner paid their 1st quarter assessment on 2/16, the NOI was charged on 2/9 as it was more than 30 days after the due date of 1/1.

Motion: That we do not waive the fee.

Brooks/Martin

Vote: Unanimous

G. Bike Riding on Palmetto Ct.

Management discussed the problems that are occurring on Palmetto Ct. Children are riding their bikes in this area and causing damage to cars. The children are also in danger of being hit because they are not always easily seen. Management noted that a letter has been sent to the parents.

V. UNFINISHED BUSINESS;

There was no old 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/DiNardo

Vote: Unanimous

***NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Wednesday, October 6, 2010 at 7:00pm.