

Kingsview Ridge Homeowners Association

c/o Vanguard Management
P.O. Box 39* Germantown, MD 20875
(301) 540-8600

Regular Meeting

Germantown Recreation Center
Germantown, MD 20874
Wednesday, October 3, 2007

Board Members Present:

Tim Martin Mohammad Zarei
John DiNardo David Brooks

Absent:

Hari Singh

Recording Secretary:

Denise Radzilowski

Community Manager:

Nancy Keen, Vanguard Management

Tim called the regular meeting to order @ 7:43 p.m.

Election of Directors:

MOTION → A motion was duly made and seconded to appoint Tim Martin as President, David Brooks as Vice President, Mohammad Zarei as Secretary and John DiNardo as Treasurer. Motion passed.

Minutes:

The minutes from the June 2007 meeting were presented for review and approval.

MOTION → A motion was made by David and seconded by Tim to approve as presented. Mohammad and John abstained. Motion passed.

Snow Removal Contract:

Management presented the 2007/2008 snow removal contract from MainScapes for the Board's review.

MOTION → A motion was made by Tim and seconded by John to approve as presented. Motion passed.

2008 Draft Operating Budget:

Management presented the 2008 Draft Operating Budget for the Board's review and approval. Management reported receiving one (1) response thus far.

MOTION → A motion was made by Mohammad and seconded by Tim to approve the 2008 budget as presented. Motion passed.

2006 Audit:

Management presented the 2006 Draft Audit that ended December 31, 2006 for the Board's review and approval.

MOTION → A motion was made by David and seconded by John to approve as presented. Motion passed.

Palmetto Circle Tot Lot:

Management presented a proposal from Sport Systems to add 20 cubic yards of wood fiber to the tot lot at a total cost of \$1,200.00 due to a homeowner complaint. The Board requested that Management contact Sport Systems to inquire as to whether what is currently there is considered a safety hazard. If so, the Board instructed Management to have Knoble, Inc. “rake” the area to disburse evenly.

MOTION → A motion was made by Tim and seconded by David to have Knoble rake the wood fiber to some of the lower areas. Motion passed.

CORRESPONDENCE:

14009 Briarwick Street:

The homeowner requested that the Board waive the \$40.00 Notice of Intent fee.

MOTION → A motion was made by David and seconded by John to deny the request. Motion passed.

9 Tattershall Court:

The homeowner requested that the Board waive the \$40.00 Notice of Intent fee.

MOTION → A motion was made by David and seconded by John to deny the request. Motion passed.

19328 Ranworth Drive:

The homeowner requested that the Board approve the waiver of \$300.00 in collection fees as they mailed there payment to the incorrect address.

MOTION → A motion was made by Tim and seconded by Mohammad to waive one (1) late fee of \$10.00 as the collection fees are hard costs to the community. Motion passed.

New business:

MOTION → A motion was made by David and seconded by John to appoint Jim Parker of 19311 Ranworth Drive to fill the vacant Board position. Motion passed.

Adjournment:

MOTION → A motion was made by Tim and seconded by David to adjourn the meeting.

The meeting adjourned @ 8:11 p.m.