

10/04/06 Board Minutes

Kingsview Ridge Homeowners Association

c/o Vanguard Management

P.O. Box 39* Germantown, MD 20875

(301) 540-8600 Fax (301) 540-3752

Regular Meeting

Germantown Recreation Center

Germantown, MD 20874

Wednesday, October 4, 2006

Board Members Present:

Tim Martin, Larry Marcus, Mohammad Zarei, Hari Singh

Absent:

John DiNardo, David Brooks, John Scavullo

Recording Secretary:

Denise Radzilowski

Community Manager:

Nancy Keen, Vanguard Management

Larry called the regular meeting to order @ 7:51p.m.

Grounds Maintenance Renewal Contract:

Management presented the 2007/2008 Grounds Maintenance renewal contract from MainScapes noting a 3% increase for the Board's review.

MOTION - A motion was made by Mohammad and seconded by Hari to approve as presented. Motion passed.

Snow Removal Contract 2006/2007:

Management presented the 2006/2007 Snow removal contract from MainScapes with no increase for the Board's review.

MOTION - A motion was made by Hari and seconded by Mohammad to approve as presented. Motion passed.

2007 Draft Operating Budget:

The 2007 draft operating budget noting a 2.44% increase was mailed to all homeowners for review and comment. Management advised that no comments have been received.

MOTION - A motion was made by Tim and seconded by Hari to approve. Motion passed.

2005 Audit:

Management presented the 2005 draft audit for the Board's review and approval.

MOTION - A motion was made by Hari and seconded by Mohammad to approve as presented. Motion passed.

Reserve Account:

MOTION - A motion was made by Mohammad and seconded by Tim to reinvest the \$10,000.00 CD held with Smith & Barney to a one year CD at a rate of 5%.
Motion passed.

New/Old Business:

1. Mohammad reported that the home located at 19003 Marksbury Court has debris in the backyard. Additionally, the yard has not been mowed and the tree needs to be pruned.
2. Tim reported that the steel edging along the common path behind Ranworth Court has become a trip hazard. It was requested that Management obtain a proposal to remove the wood chips and replace with something functional. Management will inquire with MNCPPC whether the steel edging can be removed as it is in the original site plan.

Adjournment:

MOTION - A motion was made by Tim and seconded by Mohammad to adjourn the meeting. Motion passed.

The meeting adjourned @ 8:30 p.m.