

## 10/05/05 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 5, 2005

Board Members Present:

Hari Singh, David Brooks, John DiNardo,

Larry Marcus, Tim Martin

Absent:

Mohammad Zare

Recording Secretary:

Denise Radzilowski

Community Manager:

Nancy Keen, Vanguard Management

Larry called the meeting to order @ 8:21 p.m.

Snow Removal:

MainScapes presented a proposal for 2005/2006 Snow Removal Contract with no increase.

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

Web Site:

The Board previously approved the proposal from WaveJam for a community web site. They must ratify their vote so that it may reflect in the minutes.

MOTION - A motion was made by David and seconded by Hari to ratify. Motion passed.

#### 2006 Budget:

Management presented a draft copy of the 2006 budget reflecting a 1.23% increase for the Board's review and approval. If approved, a copy will be mailed to all homeowners for review and comments thirty (30) days prior to approval.

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

#### 2004 Audit:

The Board approved the 2004 audit via email to be ratified to reflect in the minutes.

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

#### New/Old Business:

John reported that a neighbor who resides on Ranworth Drive requested that the Board approve replacing a tree where a tree stump remains.

MOTION - A motion was made by John and seconded by Tim to approve replacement with a like tree. Motion passed.

#### Adjournment:

MOTION - A motion was made by Tim and seconded by Larry to adjourn. Motion passed.