

Kingsview Ridge Community Association
Regular Meeting Minutes
June 4, 2024

The Board of Directors of Kingsview Ridge Community Association met virtually via Zoom on June 4, 2024, at 7:00 p.m.

Present:

Jim Parker, President
Lori Teachum, Vice President
John DiNardo, Treasurer
Carmen Celis, Secretary
Richard Barney, Director
Iyabo Martins, Director
Hari Singh, Director

Absent:

Others Present:

Nancy Keen, Vanguard Management
Erin Barry, Recording Secretary
Jason Lines - PGC

I. CALL TO ORDER

Jim Parker, the President, called the regular meeting to order at 7:02 p.m. with a quorum present.

II. MINUTES

Motion: To approve the April 2, 2024, Regular Board Meeting minutes.

Parker/Singh

Vote: Unanimous

III. HOMEOWNER'S FORUM

There was no homeowner's forum.

IV. MANAGEMENT REPORT

A. Entrance Monument Landscape Renovations

As the Board requested at the April meeting, Management obtained proposals from PGC to renovate the front entrance landscaping at Palmetto Circle and Ranworth Court. After some discussion by email, the Board requested PGC representatives attend the June meeting to discuss the landscape renovations.

Jason Lines, of PGC Landscape, came to discuss plantings.

The Board felt the plants in the community have deteriorated from previous years. They do not look as healthy and vibrant. They did note the large grassy common areas near the tot lot looks better than last year. They asked about the Village of Oakhill, which is also managed by PGC, noting their turf and plants are healthier than Kingsview. They asked for options for the bald turf and clarification of the scope of work of the PGC contract as they felt PGC's service have decreased.

Mr. Lines explained how environmental factors can play into the differences between the two communities. He shared the conditions such as shade from the large Pines and lack of nutrients in the soil are most likely the core of the problem. He suggested the Board

consider removing the large Pine trees, do soil testing, do plant bed remediation, add more shade plantings in the bed and/or extend the beds.

There was discussion of the effect of removing the Pine trees in the neighborhood.

Mr. Lines offered to do a soil test in the beds to rule out a PH issues, then suggested the Board cultivate the soil, and/or raise the beds with additional topsoil. He suggested doing aeration and seeding annually. He offered to present proposals for the beds.

Action: To Table the monument landscape renovations.

Action: To schedule a walkthrough with Management, available Board members, and Mr. Lines. Then PGC will submit proposals for different approaches for addressing the beds.

Action: Management will send the Board a copy of the current PGC landscape contract for them to determine the scope of services.

Action: Management will get additional recommendations for addressing the beds from other landscaping companies.

Action: Management will confirm that PGC is mowing the storm drains weekly.

B. Ratification of Common Area Dead Tree Removal Votes

Motion: To ratify the Minutes to reflect that the Board voted via email to approve S&P Tree Care's proposal to remove four (4) dead common area white Pines near 19001 Marksburg Court for the total cost of \$2600.00.

Parker/DiNardo Vote: Unanimous

Motion: To approve PGC's proposal to remove a dead common Oak tree behind 13716 Palmetto Circle for a total cost of \$759.00.

Parker/DiNardo Vote: Unanimous

C. Concrete Sidewalks

Management reported that the homeowners from 1 Palmetto Court reached out to her with concerns that the common area sidewalk is lifting in front of their home. In order to correct the issue, the sidewalk in front of 1-3 Palmetto Court will need to be removed and replaced. Management presented proposal from Dominion Paving and Lawn Systems for the Board's consideration.

Motion: To approve Dominion Paving to do the concrete sidewalk repair in front of 1-3 Palmetto Court for the cost of \$4,600.00 to be paid from the Townhouse Reserves.

Teachum/Singh Vote: Unanimous

D. 2023 Draft Audit

The Board's review of the 2023 draft audit. Goldklang Group reported it was a clean Audit with no issues noted. The auditors recommend the Association increase the bad debt expense in the budget for 2025.

Motion: To approve the December 31, 2023, audit by Goldklang Group as presented.

Barney/Martins Vote: Unanimous

VI. OLD BUSINESS

A. CCOC Bulk Trash Pick - Up

Action: Management will follow up with CCOC regarding 13 Tattershall Drive.

B. Trash Pick - Up

Action: Management will follow up to assure the removal of bulk trash on Palmetto Circle has been completed.

C. Architectural

Action: Management will follow up with 19319 Ranworth Drive regarding their roof and siding.

VII. NEW BUSINESS

There was no New Business.

VIII. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 7:48 p.m. to discuss delinquent business.

Motion: To adjourn the meeting at 7:48 p.m.

Barney/Parker

Vote: Unanimous

Respectfully Submitted,

Erin Barry
Recording Secretary