

Greens of Park Ridge October 2016 Board of Directors Meeting Minutes

Date: October 13, 2016

Location: Porter Library

Board Members Present: Andy Miles, Robert Townsend, Ligaya Fernandez

Homeowners Present: Heather Townsend, Scott Dixon, Jim Day, Christine Johnson

Management Present: Terri Jenkins, Kimberly Barrett

Meeting called to order at 7:20pm.

Open Forum:

Scott and Jim discussed the issue of the settling of property along Kimberly and asked the Board to look at the storm drain pipes and asked what could be done to the stream running through the back yards. Board decided to send letters to owners from 19 Kimberly up and remind the owners that the creek needs to be allowed to flow freely through the yards. Debris cleaned up and no changes to the grade of the landscape.

Christine discussed sidewalk work.

Christine also brought up about the possibility of replacing the wood sign posts with metal. Andy moved and Robert seconded to have management have all wooden sign posts changed with metal ones. All carried.

Christine also asked about what was happening with one property and violations, Board stated that the information was private but the association is doing all they can.

Minutes:

-Robert moved to approve the minutes of the April 2016 Board of Directors Meeting
Andy seconded and all carried.

Financials Reviewed:

Ligaya moved to approve the proposed budget with a 10% increase in assessments, Andy seconded and the motion carried 2-1 with Robert voting no.

Unfinished Business:

Robert moved and Ligaya seconded unanimous approval to ratify the following email votes: approval of Valley Crest to spray weeds in roads and curbs at a cost of \$382.00; approval of NV Stripping to paint the curbs and crosswalks, also to install 2 new crosswalks at a cost of \$1400.00; approval of installation of letters on entrance wall, lighting and to confirm with Certa Pro the painting of letters within 5 years at no cost to the association; approval of the application for a shed at 3 Joplin; approval of the painting of shutters to black at 3 Joplin. The motion carried unanimously.

Andy moved and Robert seconded to approve the concrete proposal submitted by Brothers Paving at a cost of \$7410.00 all carried.

New Business:

Sink hole on Parkway Boulevard-Andy made management aware of a sinkhole on Parkway Boulevard and Kimberly, management met with contractor after getting maps from storage Friday night and contractor was onsite Saturday morning. Sinkhole was found to be the responsibility of VDOT however management did have the contractor fence off the area. Management then contacted VDOT and was told that the culvert pipe was going to either need to be sleeved or a total pipe replacement.

While contractor was onsite he looked at 2 drains on Kimberly that was showing evidence of sinkholes on the side of the drain boxes. For \$1500 each the contractor will fix. After discussing the Board is going to ask Ligaya's husband to take a look since this is something he is experienced with.

Solar Lights- Board is interested in finding a solar light/street sign/stop sign combo. Christine is going to research what Home Depot has. Management to consider lights with Dominion.

Board is interested in doing monthly meetings, management advised that there would be additional management fees involved. Dates set for November 10 and December 8.

Tree behind 1 Kimberly, management to get estimate to have removed.

Board moved into executive session at 8:50 to discuss attorney recommendations on changing documents and property violations.

Board moved back into open session at 8:59.

Meeting Adjourned at 9:00pm.

A handwritten signature in blue ink, followed by the date "11-10-16". The signature is stylized and appears to be the initials of the person who adjourned the meeting.