

Greens of Park Ridge November 2016 Board of Directors Meeting Minutes

Date: November 10, 2016

Location: Porter Library

Board Members Present: Andy Miles, Robert Townsend, Sid Younger

Management Present: Terri Jenkins, Kimberly Barrett, Crystal Terrant

Meeting called to order at 7:15pm.

Open Forum:

None

Park Ridge Update

Minutes:

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

Financials Reviewed:

Unfinished Business:

Sidewalks- work to be done in couple of weeks.

Newsletter/letter- no salt products on new concrete, snow removal/park in driveways,
pets, trash-bulk pick up

Robert moved to approve only to replace street sign posts (those with street names) with the poles that have lights attached, Andy amended the motion to straighten all sign posts, Sid seconded and all carried.

Tree behind 1 Kimberly- Robert moved to have Tree Time to remove the tree behind 1 Kimberly at a cost not to exceed \$795, with the owner of 1 Kimberly Andy Miles offering to pay half the cost, Sid seconded, the motion carried, 2-0 with Andy abstaining.

Sinkhole on Parkway Boulevard-management to call again to find out status.

Drains on Kimberly- management to contact Pierce Construction to take a look. Possibly have Stafford County come out to take a look. Robert is willing to meet someone from the county in regards to tying into the concrete ditch between Kimberly and the school. Management to ask Pierce for estimate to camera the lines.

Management to look into Dominion and the addition of street lights.

Water meter manhole covers at the intersection of Kimberly and Varone one that is not required to have tool to open, leaks water when it rains, management to contact county.

New Business:

Reserve Study- Andy moved to designate \$35,000 to Reserves, Sid seconded and all carried.

Board to suggest items that need to be changed on reserve proposal, such items to include the concrete work being done this month, reserve balance at the end of 2016, remove lanterns, give actual cost to seal roads.

Annual meeting and town hall meeting to be same date, management to contact library to see if Annual meeting can start at 6:30. Ask Kathleen if hyperlink can be put linked from the HOA website.

Andy moved to approve monthly meetings starting in December and moving forward, the management increase in meeting charges to go up by \$800 and to reduce reserve contribution by \$800. Sid seconded and all carried.

Meeting Adjourned at 9:07pm.



12-8-16