

## **Greens of Park Ridge February 2017 Board of Directors Meeting Minutes**

Date: February 9, 2017

Location: Porter Library

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

Homeowners Present: Heather Townsend 33 Varone, Ligaya Fernandez 23 Fulton, Kim Tolbert 3 Aylor, Carolyn & Joe Smith 5 Aylor, Winston Williams 21 Fulton, Booker Wheeler 24 Fulton, Nicole & Scott Dixon 31 Kimberly, Robert Kamga 18 Varone, Simon Machado-Soto 34 Varone

Management Present: Terri Jenkins, Kimberly Barrett

Guests Present: Laura Sellers (Board of County Supervisor), Paul Santay (Stafford County Public Works)

Meeting called to order at 7:12pm.

### **Guest Speakers:**

Laura Sellers spoke about upcoming events in the county and spent time talking about redistricting of schools, school growth, fire depts., and commercial developments in North Stafford.

Paul Santay spoke about the sink hole located along Parkway Boulevard. VDOT has done a temporary fix but a permanent solution of replacing the entire pipe is being put on VDOT's schedule and looks to be several months out. Mr. Santay also spoke regarding the storm drains in the community and offered information on contractors to help the association in resolving the issues. County does not have funding to be responsible for the costs of the repairs. Question was asked about the cause of the problems and theories ranged from earthquakes, weather, Quantico, Vulcan. He has original plans and can help with technical assistance. Individual homeowners can email him at [stormwater@staffordco.gov](mailto:stormwater@staffordco.gov) for individual help with assessing issues at individual properties. There are some funding programs out there for individual homeowners: contact through Tri county city soil water conservation district and the VCAP program.

### **Open Forum:**

None

### **Election of Officers:**

Board decided to stay the same with Andy as President, Robert as Vice President, and Sid as secretary/treasurer.

### **Minutes:**

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

**Financials Reviewed:**

**Unfinished Business:**

Sinkhole on Parkway Boulevard- temporary fix, all to watch and let management know if any changes.

Storm Drains on Kimberly- management to get contractor information from Mr. Santay and get more proposals, Peirce Construction's price for what the Board thinks is a temporary fix is \$7,000 and they recommend videoing every year or two.

Solar street lights- tabled

Dominion Power lighting- tabled

Governing Documents- Robert moved and Sid seconded to make the following changes to the documents that were previously submitted:

- 1) Article VII, Section 5 (a) add in the work "not" into the second to the last sentence (ARB has NOT acted upon)
- 2) Article VII, Section 6 want to file a "written" appeal
- 3) Article XI-have the attorney add something in here as to the Association's rights to recover attorney fees/costs if it takes legal action related to an Owner's non-compliance.
- 4) Bylaws Article X, Section 4 reduce quorum to 15%
- 5) Bylaws Article VII Section 2 Elections management to ask attorney if required to be written or can it be by acclamation.

Reserve Study- final received

**New Business:**

Board would like for the next agenda to include Roads.

Board approved Andy signing the tax engagement letter with Morrow, P.C. to do the 2016 taxes.


Andy moved to convene into executive session at 8:39 to review legal accounts, Robert seconded and all carried.

Andy moved to convene back into open session at 8:45 Robert seconded and all carried.

Discussion on holding special meeting in May possible locations if the Library (bigger room) not available Horizons Church. Check with attorney to see if anything needs to be done before the special meeting is scheduled.

Sid moved to move \$30,000 out of operating and into Reserves, Robert seconded. Andy amended to state that Management (Terri Jenkins) be allowed to open CD's or money market with best rates, Robert seconded the amendment, all carried. All carried on the motion.

Meeting Adjourned at 8:57pm.

  
President &  
3/9/17