

## **Greens of Park Ridge August 2018 Board of Directors Meeting Minutes**

Date: August 9, 2018  
Location: Porter Library

Board Members Present: Robert Townsend, Andy Miles, Sid Younger  
Management: Kimberly Barrett

Guest: Heather Townsend, Tom Adkins

Meeting called to order at 7:02pm, quorum was met.

**Agenda:** Robert motioned to approve the July 12, 2018 agenda. Sid seconded, and the motion carried.

### **Open Forum:**

Tom stated he did a walkthrough of the community, he will continue to notify Management of any ARB notifications that need to be sent to residents.

### **Park Ridge HOA Update:**

Andy stated there was no July 2018 meeting due to no quorum.

### **Minutes:**

Robert moved to approve the July 2018 BOD meeting minutes. Sid seconded, and the motion carried.

### **Financial Review:**

Management gave the financial review for the month of July 2018.

Management provided the Board with a draft audit for the 2016 year. After reviewing draft, it was noticed that some corrections needed to be made. Management is to contact Auditor to make corrections and resubmit corrected draft at the September 13, 2018 BOD meeting.

### **Unfinished Business:**

Resolution for Dues Process- Sid motioned to approve the corrected Resolution of Dues Process from the Attorneys office. Robert seconded the motion, and the motion carried.

APEX proposal for soft dig has been tabled until VDOT has completed the repair of the sink hole and replacement of covert pipe behind Kimberly Drive.

Paul Turner has scheduled the concrete work for the bus stops at Parkway Blvd. and Kimberly Drive, as well as Parkway Blvd. and Wellington Dr. for the week of August 13, 2018.

Management has been requesting a meeting with Brightview Landscaping to meet onsite regarding the Kudzu behind Kimberly Dr., Crape Myrtles that appear to be dying, and discuss tree/shrub options near storm ditch behind Kimberly Dr. and along Parkway Blvd. This has been the third request. Management is to look at contract to see when contract expires. Management is to get proposals for other landscaping companies to review at the September meeting.

Management spoke to Andrew Milliken from Stafford County Fire Marshall Offices, on fire lanes in the community. Parkridge is not required to have them, unless it becomes an issue to where emergency vehicles cannot get down the streets. Management is to get proposals on painting fire lines on one side of the street thorough out the community.

**New Business:**

Management is to reach out to attorney to find out what stipulations can the Board give on Rules and Regulations, and Convents to homeowners that submit ARB forms.

ARB Application was submitted to the Board by Management – Robert motioned to approve the ratified email vote of the denial of the driveway extension. Sid seconded the motion, and the motion carried.


ARB Application was submitted to the Board by Management- Robert motioned to approve the ratified email vote on the approval of a deck. Sid seconded the motion, and the motion carried.

**Executive Session:**

Robert moved to adjourn to executive session to discuss legal accounts at 8:28PM. Sid seconded, and all carried.

Robert moved to adjourn from executive session and return to open session at 8:41PM. Sid seconded, and all carried.

Meeting Adjourned at 8:42PM



9/13/18