

Greens of Park Ridge April 2019 Board of Directors Meeting Minutes

Date: April 11, 2019
Location: Porter Library

Board Members Present: Sid Younger, Andy Miles
Management: Kimberly Barrett
Guest Present: Scott Dixon (31 Kimberly), James Day (21 Kimberly), Dorothy & Angelo (4Varone), Steven Conlon (4 Fulton)

Meeting called to order at 7:05pm, quorum was met.

Agenda:

Andy moved to approve the April 11, 2019 meeting agenda. Robert seconded, all carried.

Open Forum:

James stated that the storm drainpipe in front of his home at 21 Kimberly Drive is separated and sent Management a picture that was taken by him about a month ago.

Scott asked the due date of when Management needed to be contacted if residents were interested in being a member of the Board? Management responded as soon as possible, preferably before the May 2019 Board of Directors meeting.

Dorothy stated that she has been trying to get Verizon Fios for the past three months, and she was informed that the end of Varone Dr. near Kimberly Dr, and Kimberly Drive will never be able to get that service because Verizon never gained rights through Stafford County on that end of the Community when being developed.

Scott asked if it is difficult in dealing with the Master Association of Park Ridge? Andy responded no they are simple to deal with.

Steven extended a great appreciation to the Board for serving all these years, and a thank you for a quick response he received from the Board or Management on an issue he had awhile back. Steven also stated that he never lived in a Homeowners Association before and questioned what do they do for the community? Andy gave a brief description that it was created by the developer of the Community. For the Master Association the HOA fees go towards the maintenance of the pool, pool parking lot, trash, snow management, landscaping, retaining walls in the Community, walking paths, and five storm management ponds. Andy stated that the Sub Association HOA fees (The Greens of Park Ridge) goes towards all common area landscaping, snow removal, private roads throughout the Greens of Parkridge.

Steven stated that the roads throughout the Greens are very narrow and what if Emergency Vehicles cannot get to a home they are going to? Andy answered that the

Board had Management reach out the Fire Marshall of Stafford County, the Fire Marshall stated that if they were not able to get through, they will make the Community make one side of each street a “no parking zone”. Andy also stated that the Board has also got proposals to yellow curd one side of the road due to the increasing number of vehicles in the Community.

Angelo stated that he will be happy to give up corner of his property to the Association to asphalt so the snowplow, moving trucks, and emergency will be able to make the turn onto Kimberly Dr. the larger vehicles cannot make that turn without going through his yard. Andy stated that if this were to happen the Association should pick up the engineering cost, but this will be up for the Board to decide.

Minutes:

Andy moved to approve the March 14, 2019 BOD meeting minutes. Sid seconded, and all carried.

Masters HOA Update:

Andy stated there was no update due to no quorum.

Financial Review:

Management gave the financial report for March 2019.

Andy moved for Robert and Crystal Terrant (Management) to be signers on the NCB account removing Sid and Andy due to their pending resignation from the Board, Sid seconded, all carried.

Unfinished Business

Paul Turner bench proposal – Tabled

Paul Turner concrete pad installment for bench proposal – Tabled

New Business:

Management to reach out to contactors and get proposals on the separated storm drainpipe in front of 21 Kimberly Dr. and bring 2017-2018 reports to the May 2019 meeting.

ARB Application – Andy moved to approve for a homeowner to install a gas generator in the rear of his home as requested. Sid seconded, all carried.

Executive Session:

None

Meeting Adjourned at 8:29pm