

Greens of Park Ridge October 2019 Board of Directors Meeting Minutes

Date: October 10, 2019
Location: Porter Library

Board Members Present: Robert Townsend, James Day, Scott Dixon
Management: Kimberly Barrett
Guest Present: Tom Atkins (22 Fulton Dr.), Salieu Conteh (20 Varone Dr.).

Meeting called to order at 7:00pm, quorum was met.

Agenda:

James moved to approve the October 10, 2019 meeting agenda. Robert seconded, all carried.

Executive Session:

The board entered executive session at 7:01pm. to hold hearings regarding maintenance violations, discuss two ARB application and to discuss collections.

The Board returned to open session at 8:20pm.

Robert motioned to asses charges to 2 homes in noncompliance if not brought into compliance within 15 days, and to grant an extension on 3 additional homes, James seconded, and the motion carried.

Robert moved to approve the application for 10 Wellington Drive for the installation of solar panels, James seconded, and the motion carried.

James moved to approve the application for 10 Varone Drive for the expansion of a driveway. Scott seconded, and the motion carried.

James moved to approve a write off on a non-collectable account per the attorney, in the amount of \$363.00. Robert seconded, and the motion carried.

Open Forum:

None

Masters HOA Update:

No update due to no meeting.

Minutes:

James moved to approve the September 12, 2019 minutes. Robert seconded, and the motion carried.

Financial Review:

Management gave the monthly financial report for September 2019.

Robert moved to renew the Nation Cooperative Bank CD that matures on October 29, 2019, for 12 months at the rate of 1.90%, as the rate changed the CS was unable to be renewed at the rate of 2.05%. James seconded, and the motion carried.

Unfinished Business:

Storm Drains: Management is still waiting on a date from Apex on when the storm drain will be inspected and the area behind Fulton Drive in the common area.

NVA Signs- Management to reach out to NVA signs on the update on the yellow painting in front of the fire hydrants and no parking areas.

Road paving proposals have been tabled.

Install of more benches along Aylor Ct. have been tabled.

VLM design proposal where old tot lot was tabled.

James moved to accept LVM proposal to remove 2 pine trees and to remove the stumps in the amount of \$2,300.00. Robert seconded, and the motion carried.

New Business:

Paul Turner concrete proposal – Tabled, management to reach back out to Paul to adjust the size of the concrete pad where the tot lot used to be.

James moved to accept CCS Power Washing snow proposal for the 2019-2020 year. Scott seconded, and the motion carried.

James moved to approve the 2020-year budget with no increase. Robert seconded, and the motion carried.

Meeting Adjourned at 8:53pm

A handwritten signature in black ink, appearing to read "Robert Turner", with a large, stylized flourish at the end.