

Greens of Park Ridge 2019 Annual Meeting Minutes

Date: February 14, 2019

Location: Porter Library

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

Homeowners Present: Henry & Stephanie Iraheta 14 Fulton

Proxies: 6 Fulton, 9 Fulton, 1 Joplin

Management Present: Kimberly Barrett

This is a continuation of the Annual Meeting held on January 10, 2019 due to no quorum. Meeting was called to order at 7:06pm meeting was adjourned at 7:09pm due to no quorum, a seconded attempt meeting was called to order at 7:10pm and adjourned at 7:11pm due to no quorum. Third attempt meeting was called to order at 7:11 and quorum was made with three Board members present, one homeowner present, and three proxies.

Quorum was met, and proof of notice was given.

Welcome and Introductions

Sid moved to approve the January 11, 2018 Annual Meeting minutes. Andy seconded, and the motion carried.

Greens of Parkridge HOA Masters- Andy gave a brief discussion on the Master's and what they have been doing for the community. Andy stated that trash and recycling went up, there was no due increase for the 2019 year, an engineer will be coming out for the new pool plans to expand the club house, larger bathroom, and new parking lot this will be taking place in 2020. The Masters is responsible for the running path and everything outside the running path, trees, and five storm management ponds. The Greens of Park Ridge also pay into the Master Association this is why the Greens has two association fees.

2018 in Review- Andy stated that it has been a busy year with the replacement of both covert pipes by VDOT located right before Wellington Drive and Kimberly Drive, these pipes were over 30 years old and they busted and caused a tremendous amount of flooding. The March 2018 windstorm blew down a couple of trees behind Wellington Drive. Concrete pad bus stops on Wellington Drive and Kimberly Drive have been installed. New Crape Myrtles were replaced at Kimberly Drive. Trash cans and recycling bins have been in issue and need to be keep out of site. Basketball hoops need to be stored in driveways away from the roads and sidewalks. Storm drains were inspected throughout the community and no issues were found. New no parking signs have been installed.

2019 Goals- Andy went into detail on the upcoming goals for the year. The Board has been looking into blocking off one side of the street for no parking, due to crowd streets. Installing benches at the bus stops on Kimberly Drive and Wellington Drive are a goal for this year. Management has been working on getting proposals for replacing the six evergreen trees that had to be taking down behind Kimberly, Drive where the storm ditch had to be repaired.

Financial Review

Open Forum:
None

Elections:

Robert moved to nominate Andy and another term, Sid seconded, and all carried.

Meeting Adjourned at 7:50pm.



President GOPR

9 Jan 2020 ^{KRT}

Greens of Park Ridge January 2019 Board of Directors Meeting Minutes

Date: January 10, 2019
Location: Porter Library

Board Members Present: Robert Townsend, Sid Younger
Management: Kimberly Barrett
Guest Present: Dorothy Collora (4 Varone Drvie)

Meeting called to order at 7:23pm, quorum was met.

Park Ridge:
No Update

Agenda:

Sid motioned to approve the January 10, 2019 meeting agenda. Robert seconded, and the motion carried.

Open Forum:

Dorothy Collora asked if Verizon had an easement to the Community to bury FiOS lines after install? Vehicles are driving through yards and are parking along the yellow curbs.



Minutes:

Robert motioned to approve the December 2018 BOD meeting minutes. Sid seconded, and the motion carried.

Financial Review:

None

Unfinished Business:

Apex update: Management spoke to Apex. Apex stated that the storm ditch was holding up well, no damage has been done with the heavy rains.

Brightview: Replaced the four Crepe Myrtles early December, at the end of Kimberly Dr. and Parkway Blvd. that were planted in the fall of 2017 and died over the harsh winter.

New Business:

ARB Application: Robert motioned to approve the color of siding that was requested but wanted to check the neighborhood for the style of siding. Sid seconded the motion, and the motion carried.

Robert motioned to approve Verizon to bury the FiOS wires that were installed at 4 Varone Dr. Sid seconded the motion, and the motion carried.

Sid motioned to approve Verizon to lay and bury any FiOS wires in the future. Robert seconded; and the motion carried.

Robert motioned to have any car that was parked on yellow curbs towed. The car must be reported to Management to call in. Sid seconded, and the motion carried.

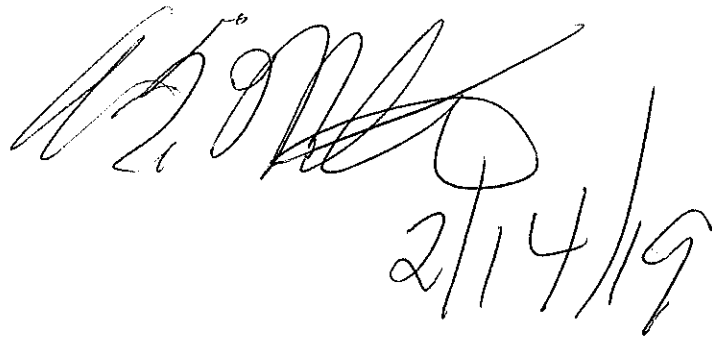
Executive Session:

Robert moved to convene into executive session at 7:39pm, to review legal accounts and a payment plan. Sid seconded, and all carried.

Robert moved to convene back into open session at 7:49pm. Sid seconded, and all carried.

Robert motioned to approve a payment plan as submitted. Sid seconded, and the motion carried.

Meeting Adjourned at 7:49pm



A handwritten signature in black ink, followed by the date 2/14/19. The signature is stylized and appears to be 'S. J. ...'.

Greens of Park Ridge February 2019 Board of Directors Meeting Minutes

Date: February 14, 2019
Location: Porter Library

Board Members Present: Robert Townsend, Sid Younger, Andy Miles
Management: Kimberly Barrett
Guest Present: Henry & Stephanie Iraheta (14 Fulton)

Meeting called to order at 7:53pm, quorum was met.

Board Positions: Board positions will remain the same. Andy will continue to be President, Robert Vice President, and Sid Treasurer.

Agenda:

Sid motioned to approve the February 14, 2019 meeting agenda. Robert seconded, discussion was held to add 2019 improvements under New Business, the motion carried.

Open Forum:

Homeowner provided an ARB application to the Board for review and explained what actions they were planning on doing with window replacement.

Minutes:

Robert motioned to approve the January 2019 BOD meeting minutes. Sid seconded, and the motion carried.

Financial Review:

None

Unfinished Business:

None

New Business:

ARB Application: Andy motioned to approve with contingency, homeowners are to provide management with pictures of the style of windows they will replace their existing windows with. Application will be reviewed at a later date, once all information is received from homeowner. Sid seconded, and the motion carried.

Robert motioned to approve Morrow, P.C. Auditors and Consultants to prepare taxes for the 2018 year. Sid seconded, and the motion carried.

Sandwich Board: Management to get proposals on price.

Trees: Management to set up a meeting with VLM to get proposals on trees near the storm ditch behind Kimberly Dr., Aylor along running path in common area, and Wellington Dr. where the tot lot used to be.

Benches: Management to get price on install from Paul Turner on concrete and anchoring benches. The Board is going to see if they can find people to donate benches.

Executive Session:

Robert moved to convene into executive session at 8:28pm, to review legal accounts and a payment plan. Sid seconded, and all carried.

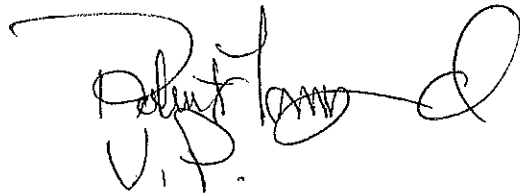
Robert moved to convene back into open session at 8:51pm. Sid seconded, and all carried.

Robert motioned to approve a payment plan. Sid seconded, discussion was held, and the motion carried.

Andy motioned to wave search fee on an account in the amount of \$275.00. Sid seconded, and the motion carried.

Andy motioned for management to contact the Attorney to set up a conference call to get a better update on legal accounts. Robert seconded, and the motion carried.

Meeting Adjourned at 8:54pm



Robert
V.P.

Greens of Park Ridge March 2019 Board of Directors Meeting Minutes

Date: March 14, 2019
Location: Porter Library

Board Members Present: Robert Townsend, Sid Younger, Andy Miles
Management: Kimberly Barrett
Guest Present: None

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

Agenda:

Sid motioned to approve the March 14, 2019 meeting agenda. Robert seconded, the motion carried.

Open Forum:

Andy stated he is resigning as President of the Board effective immediately. Andy will continue to stay on the Board as a director until May 2019. Sid stated that he will also be leaving the Board in May 2019. Management to get a letter out to all residents to seek new board members.

Minutes:

Andy motioned to approve the February 2019 BOD meeting minutes. Robert seconded, and the motion carried.

Masters HOA Update:

Andy stated there was no update

Financial Review:

Management to find out how much a hand carrier will cost, to hand deliver returned certified mail that comes back to BCM.

Unfinished Business

None

New Business:

Sandwich Board: Sid motioned to approve NVA proposal in the amount of \$250.00. Robert seconded, and the motion carried.

LVM Tree Proposal- Tabled. Management to a price on more trees to be added to both sides of the storm ditch, something that will control erosion better.

Benches: Management to see if the Plaza Bench comes in a 4-foot instead of 6foot only.

Concrete Pads: Management to reach back out to Paul Turner to set up a site visit for extra concrete pad at old tot lot, and to draw up the dimensions to get a proper proposal for cost for concrete pads.

Executive Session:

None

Meeting Adjourned at 8:00pm

Samy R. Young
11 April 2019

SMY

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 snow plow, 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

Greens of Park Ridge May 2019 Board of Directors Meeting Minutes

Date: May 9, 2019
Location: Porter Library

Board Members Present: Robert Townsend, Andy Miles
Management: Kimberly Barrett
Guest Present: Marian Kamara (11 Varone), James Day (21 Kimberly), Teresa Miles (1 Kimberly), Ray Cole (13 Varone)

Meeting called to order at 7:09pm, quorum was met.

Agenda:

Robert moved to approve the May 9, 2019 meeting agenda. Andy seconded, all carried.

Robert moved to appoint James Day and Scott Dixon (in absence but with Scotts permission). Andy seconded and all carried.

Open Forum:

Discussion was held

Minutes:

Sid moved to approve the April 11, 2019 minutes be via email. Andy seconded by via email, the motion carried.

Masters HOA Update:

Andy stated there was no update due to no quorum.

Financial Review:

Management gave the financial report for April 2019.

Unfinished Business

Robert moved to approve Paul Turner bench installment proposal at the cost of \$285.00 per bench. Andy seconded, discussion was held to only install three at Kimberly Drive on the concrete pad and one at Wellington Drive on the concrete pad. The motion passed.

Robert moved to purchase outdoor benches for a total of four benches, from Uline at the cost of \$735.00 per bench. Andy seconded, and the motion carried.

Paul Turner concrete pad installment for bench proposal – Tabled

New Business:

Drains on Kimberly- Management to contact contractors that deal with erosion and stormwater management.

Executive Session:

Robert moved to convene into executive session at 8:14pm, to review legal accounts and ARB applications. Andy seconded, and all carried.


Robert moved to convene back into open session at 8:40pm. Sid seconded, and all carried.

Andy moved to approve an ARB application to install a shed as requested. Robert seconded, and all carried.

Andy moved to table an ARB application on a color change for a door as more information was needed to be provided to the Board. Robert seconded and all carried.

Robert moved for management to reach out to the Attorney on information on legal accounts. Andy seconded, and all carried.

Meeting Adjourned at 8:42pm


Pres ~~CO~~OPR

Greens of Park Ridge June 2019 Board of Directors Meeting Minutes

Date: June 13, 2019

Location: Porter Library

Board Members Present: Robert Townsend, Scott Dixon, James Day

Management: Kimberly Barrett

Guest Present: Nicole Dixon (31 Kimberly Drive), Heather Townsend (33 Varone Drive), John Jones (13 Joplin Ct.), Ray Cole (13 Varone), Angelo & Dorothy Collora (4Varone Dr.)

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

Agenda:

James moved to approve the June 11, 2019 meeting agenda. Robert seconded, all carried.

Board Positions:

Discussion was held on the vacant Board positions. Robert motioned for Scott to fill the Treasurer position, James to fill the Vice- President position, and Robert to fill the President position. Scott seconded and all carried.

Open Forum:

Discussion was held residents expressed their concerns on the street parking.

Masters HOA Update:

Robert stated there not much discussing only that the major concern was to get community pool for the summer which was a success. The fountains at Garrisonville Road and Park Way Blvd. need to be cleaned and pumps need to be replaced, therefore the fountains are not up and running.

Minutes:

Robert moved to approve the May 9, 2019 minutes. James seconded, and all carried.

Financial Review:

Management gave the financial report for May 2019.

Unfinished Business:

Robert made a motion for management to execute the Apex proposal in the amount of \$4000.00 to CCVT of the stormwater pipes in the neighborhood once management confirms that a full day will do the whole neighborhood. If the cost will be more than \$4000.00 to complete management is to get another proposal from Apex to be reviewed. James seconded, and all carried.

Paul Turner installed the four benches on the concrete pads one at Wellington Dr. and three at Kimberly Drive and Park Way Blvd.

New Business:

Management to send out a Community letter on parking on the streets.

Management to look at the landscaping contract from VLM to see if spraying the roads, curbs, and sidewalks with weed killer is included.

Management to provide proposals for crack fill and seal, and to seal all roads, and repaint the yellow curbs and crosswalks.

Robert moved to appoint three new members to the ARB Board, Heather Townsend, Tracy Miller, and Jeffery Smihao. James seconded, and all carried. The ARB Board has now been filled and can now be active.

Executive Session:

James moved to convene into executive session at 7:50pm, to review legal accounts and ARB applications. Robert seconded, and all carried.

Robert moved to convene back into open session at 8:10pm. James seconded, and all carried.

Robert moved to approve an ARB application to connect a section of fencing to neighbors on both sides as requested. Scott seconded, and all carried.


James moved to approve an ARB application for a homeowner to place a shed on the right side of his yard as requested if this can be done due to a drainage issue. If the shed cannot be installed on the right side its approved for the resident to place on the left side of the yard. Scott seconded, and all carried.

James moved to approve an ARB application to change the color of the front door, and shutters to match and to paint their deck the colors as requested. Scott seconded, and all carried.

Scott moved to approve an ARB application to change the color of the front door and shutters to match as requested. Robert seconded and all carried.

Robert moved for management to reach out to the Attorney for more information on legal accounts. James seconded, and all carried.

Meeting Adjourned at 8:16pm


Robert Townsend

Greens of Park Ridge July 2019 Board of Directors Meeting Minutes

Date: July 11, 2019
Location: Porter Library

Board Members Present: Robert Townsend, Scott Dixon, James Day
Management: Kimberly Barrett
Guest Present: Henry & Ligaya Fernandez (23 Varone Drive), Heather Townsend (33 Varone Drive), Denny Glusko (1 Fulton Drive), Tom Atkins (22 Fulton Drive)

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

Agenda:

Robert moved to approve the July 11, 2019 meeting agenda. James seconded, all carried.

Open Forum:

Discussion was held residents expressed their concerns on the letter that was sent to all residents on the street parking issues.

Masters HOA Update:

No report

Minutes:

Robert moved to approve the July 11, 2019 minutes. James seconded, and all carried.

Financial Review:

Management gave the monthly financial report for June 2019.

Unfinished Business:

Management gave the Board the Apex update on the cost to have the drains in the Community CCTV, Apex must look at the site plans to determine if all of the work can be done in one day. Management is to set up a time and date for an Apex representative to come to the BCM office.

New Business:

Newsletter on street parking was sent to all members of the Community.

Proposals for crack fill and sealing all roads, repaint the yellow curbs, and crosswalks were tabled. Management is to get updated proposals on milling and paving the roads and adding seven speed bumps. The speed bumps would be placed at each end of Varone Drive, each end of Fulton Drive, one at the entrance of Joplin Court and Kimberly Drive, one at the entrance of Kimberly Drive and Aylor Court, and one in the middle of Kimberly Drive.

Management is to reach out to NVA for a proposal on repainting the yellow curbs and crosswalks throughout the Community.

James moved to approve LVM's proposal in the amount of \$330.63 for the removal of a dead pine tree at the entrance of Wellington Drive and to have the stump grinded and removed. Scott seconded, and the motion carried.

Robert moved to appoint Tom Atkins as a new member to the ARB Board. James seconded, and all carried. The ARB Committee Board now consist of four members.


Executive Session:

James moved to convene into executive session at 7:56pm, to review legal accounts and a ARB application. Robert seconded, and all carried.

Robert moved to convene back into open session at 8:19pm. James seconded, and all carried.

Robert moved to table an ARB Application for grading a front and back yard that owner started before submitting an ARB Application. Owner must provide the Board with more information before proceeding with work. James seconded, and all carried.

Meeting Adjourned at 8:20pm


Robert Jones
President

Greens of Park Ridge August 2019 Board of Directors Meeting Minutes

Date: August 8, 2019
Location: Porter Library

Board Members Present: Robert Townsend, James Day
Management: Kimberly Barrett
Guest Present: Kimberly Tolbert (3 Aylor Ct.), Dorothy & Angelo Collora (4 Varone Dr.), Carolyn Smith (5 Aylor Ct.), David Schaller (14 Joplin Ct.).

Meeting called to order at 7:08pm, quorum was met.

Agenda:

Robert moved to approve the August 8, 2019 meeting agenda. James seconded, all carried.

Open Forum:

Discussion was held residents expressed their concerns on violations letters regarding the due process, parking on the streets on actions the Board has taken, and monthly Board of Director meetings if the meetings are going to stay monthly or go back to quarterly.

Masters HOA Update:

No report

Minutes:

Robert moved to approve the July 11, 2019 minutes. James seconded, and all carried.

Financial Review:

Management gave the monthly financial report for July 2019.

Unfinished Business:

James motioned to approve the APEX proposal in the amount of \$4000.00, to have all the storm water drains CCTV inspected. Robert seconded, and all carried.

Road paving proposals have been tabled.

New Business:

VLM completed the removal of the dead pine tree at the entrance of Wellington Drive.

NVA Striping proposal to repaint all yellow curbs and crosswalks have been tabled.

Management to reach out to LVM to remove two common area tree limbs on Aylor Ct. that are touching a resident's home.

Executive Session:

Robert moved to convene into executive session at 8:13pm, to review legal accounts and a homeowner's concern. James seconded, and all carried.

Robert motioned to convene back into open session at 8:35pm. James seconded, and all carried.

James motioned to write off an account in the amount of \$1045.27, as the account is considered non-collectable per the Attorney. Robert seconded, and all carried.

Management was given permission to reach out to the Attorney regarding legal accounts.

Robert motioned for a homeowner to store their trash can on the side of their home closest to the front of the home, due to the grade of their yard. James seconded and the motion carried.

Meeting Adjourned at 8:38pm

A handwritten signature in black ink, appearing to read "Robert James". The signature is written in a cursive style with a large, looping initial "R" and a long, sweeping tail.

Greens of Park Ridge September 2019 Board of Directors Meeting Minutes

Date: September 12, 2019
Location: Porter Library

Board Members Present: Robert Townsend, James Day
Management: Kimberly Barrett
Guest Present: Kristin Evens (4 Wellington Dr.), Tom Atkins (22 Fulton Dr.)

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

Agenda:

James moved to approve the September 12, 2019 meeting agenda. Robert seconded, all carried.

Open Forum:

Kristin gave a big thanks to BCM for having the trees taken down behind Wellington Drive that we near the storm ditch area. Management explained that it must have been Landmark as they manage that ditch area.

Masters HOA Update:

Robert gave a brief update on the Master's. The bridge closest to Wellington Drive will be going to be power washed and stained. Inspections on the storm drains were completed and four drains out of five have been approved for repair work. The new pool improvements, parking lot, club house was set to open in the summer of 2020 that date has been pushed back, work will not be completed until the fall of 2020.

Minutes:

James moved to approve the August 8, 2019 minutes. Robert seconded, and all carried.

Financial Review:

Management gave the monthly financial report for August 2019.

Robert motioned to renew the Nation Cooperative Bank CD that matures on October 29, 2019, for 12 months at the rate of 2.05%. James seconded, and the motion carried.

Unfinished Business:

Storm Drains: Management is waiting on a date from Apex on when the storm drain will be inspected.

NVA Signs Proposal: Robert motioned to approve NVA Signs proposal in the amount of \$750.00, to repaint the no turn around areas, no parking areas for fire hydrants, and four crosswalks in the Community. James seconded, and the motion carried.

Road paving proposals have been tabled.

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

New Business:

VLM landscape proposal: Robert motioned to approve Virginia Landscape Management's proposal for lawn maintenance for a term of 3-years in the amount of \$24,169.50, for a cost per year being \$8,056.56. James seconded, and the motion carried.

VLM tree removal proposal was tabled.

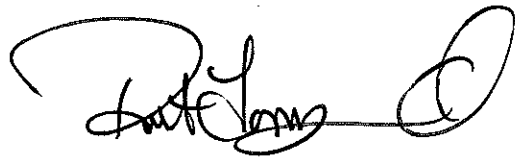
VLM design proposal where old tot lot was tabled.

Executive Session:

James moved to convene into executive session at 7:40pm, to review legal accounts and to review the 2019 annual spring inspections update. Robert seconded, and all carried.

Robert motioned to convene back into open session at 8:14pm. James seconded, and all carried.

Meeting Adjourned at 8:15pm

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

Greens of Park Ridge November 2019 Board of Directors Meeting Minutes

Date: November 14, 2019

Location: Porter Library

Board Members Present: Robert Townsend, James Day

Management: Kimberly Barrett

Guest Present: None

Meeting called to order at 7:03pm, quorum was met.

Agenda:

James moved to approve the November 14, 2019 meeting agenda. Robert seconded, all carried.

Open Forum:

None

Masters HOA Update:

Robert gave a brief report of what took place at the Master HOA Meeting. The Master Association decided to go with a new landscape company for the 2020 year. Discussion was held on pond repairs, and drainage issue which were voted on to be repaired. Robert stated it was a very productive meeting.

Minutes:

Robert moved to approve the October 10, 2019 minutes. James seconded, and the motion carried.

Financial Review:

Management gave the monthly financial report for October 2019.

Unfinished Business:

The storm drains were inspected by APEX. Management is waiting on the report to provide to the Board of Directors.

Robert motioned to approve NVA Signs proposal in the amount of \$750.00 to complete the rest of the yellow curd painting. James seconded, and the motion carried.

Robert motioned to approve the Solar Panel Resolution. James seconded, and the motion carried.

New Business:

Paul Turner concrete proposal – Tabled

Robert motioned to approve APEX's proposal in the amount of \$5,785.00, to repair the small storm drain in the common near Wellington Drive and Parkway Blvd that has eroded. James seconded, and all carried.

Executive Session:


James motioned to enter executive session at 7:30pm. to discuss legal accounts and delinquent accounts. Robert seconded, and the motion carried.

Robert motioned to return to open session at 7:44pm. James seconded, and the motion carried.

The Board of Directors gave Management permission to reach out to the Attorney for a question regarding a legal account.

Management to identify the property line on Wellington Drive near the wooded area.

Meeting Adjourned at 7:49pm


PRES GOPR
9 Jan 2020