

Greens of Park Ridge January 2021 Board of Directors Meeting Minutes

Date: January 14, 2021
Location: Zoom Meeting due to COVID-19

Board Members Present: Robert Townsend, James Day, John Wilkinson Jr.
Management: Kimberly Barrett
Guest Present: Hope Zellars (21 Varone), Booker Wheeler (24 Fulton)

Meeting called to order at 7:30pm, quorum was met.

Agenda:

James motioned to approve the January 2021. John seconded, and the motion carried.

Board Positions: James motioned for Robert to remain as President, John to be Treasurer, and James to remain Vice President. John seconded, and all carried.

Open Forum:

Hope Zellars stated that the developer behind the Community is Donnie Hurt Virginia Properties and the contact number is 540-785-9090. Management will also add this information on The Greens of Park Ridge webpage.

Minutes:

Robert motioned to approve the December 10, 2020 meeting minutes. James seconded, and the motion carried.

Unfinished Business:

Fire Lanes Update- Management reached out to NVA Signs to explain the paint is peeling off the curbs that were recently painted in October. NVS stated that when they come back out to add the black 12" fire lane no parking to the curbs they will also repaint all curbs at no charge. The temperatures must be above 55 degrees and dry for 3 days straight. Management has been in contact with the Fire Marshal as well and he is in understanding.

Ross Tree completed the tree line clean up at the end of Wellington Dr.

Brothers Paving and Concrete completed the concrete walking paths and asphalt work along the maser walking path. Management is to get with landscaper to back fille on the sides of the sidewalk. This was done at the time of the completion of work by Brothers Paving but with heavy down pours after work was completed it washed out.

New Business:

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John motioned to approve Morrow, P.C. Auditing & Consulting Services to perform the 2018 audit in the amount of \$1,485.00. James seconded, and all carried.

Survey behind Kimberly Dr and along Parkway Blvd.- Tabled more proposals needed.

Robert motioned to renew the CAB CD ending in account number 6169 for an 18-month term. James seconded, and all carried.

Robert motioned to cash out the United Bank CD 12-1027-29 in the amount of \$7,048.18 and United Bank CD 12-1027-32 in the amount of \$7,048.18 combine the two for a total of \$14,096.36 and open a CAB CD for an 18-month term. James seconded, and all carried.

Executive Session:


James motioned to adjourn to executive session at 8:02PM to review a payment plan request from the Attorney's office that homeowner sent and review the aging report. Robert seconded, and the motion carried.

James moved to adjourn from executive session and return to open session at 8:16PM. John seconded, and all carried.

Robert motioned to accept the payment plan from the Attorney's office regarding a homeowner in the of \$100.00 per month, except the months (Jan. Apr. July and Oct.) in which the regular assessments (\$121 for calendar year 2021 and whatever the dues amounts are for subsequent years until such time as the account is no longer in default) come due which must be paid in full, with a promissory note from the owner. John seconded, and the motion carried.

Management to look at the Wellington Drive and Fulton Drove sign it has been reported it has been knocked over. And get quote for repair.

Meeting Adjourned at 8:27pm


Robert Townsend
GPR Resident