

## **Greens of Park Ridge June 2021 Board of Directors Meeting Minutes**

Date: June 10, 2021  
Location: Zoom Meeting due to COVID-19

Board Members Present: Robert Townsend, John Wilkinson Jr., James Day  
Management: Kimberly Barrett  
Guest Present: None

Meeting called to order at 7:13pm, quorum was met.

### **Agenda:**

John motioned to approve the June 2021 meeting agenda. James seconded, and the motion carried.

### **Open Forum:**

None

### **Master HOA Update:**

Robert gave a brief update of the Park Ridge meeting held on May 18, 2021. The biggest discussion was on new pool plans. The majority of the Board decided that an architect was no longer needed as the plans have been drawn up and approved, management will be now contacting contractors to bid on the rebuild. The Board approved pool repairs that were needed for the pool to open for the 2021 season. The Board approved a proposal from Land-Pro to correct some erosion issues. Proposals for tree stump removal were also approved. Proposals were also approved to repaint, replace post, reset post, replace faded/damaged community signs. The next meeting will be held on June 15, 2021.

### **Minutes:**

Robert motioned to approve the May 13, 2021, meeting minutes. John seconded, and the motion carried.

### **Financial Update:**

Management gave the financial update for the month of May 2021.

### **HLS Site Review:**

Management provided the HLS Site Visit reports for the month of May 2021 and beginning of June 2021.

### **Unfinished Business:**

Fire Lanes – Repainting looks terrible. Management to reach out to contractor to see if owner is willing to meet onsite with the Board.

Drains behind Kimberly Drive – Management is waiting on a confirmed date to meet with Merlestone Surveyor's LLC. to confirm the

Fast Signs Update- Joplin Court post and speed limit sign are completed Fulton Dr. and Wellington Drive street signpost installment is completed. The Speed limit post and sign on Fulton Dr. is to be completed by the end of the week of June 7, 2021.

Annual Inspections- The first initial inspections have been completed and notices have been mailed out.

**New Business:**

Robert motioned to ratify the approved email votes to accept a homeowners payment plan in the amount of \$200.00 in addition to ongoing assessments. And a second homeowner's payment plan to the Attorney's recommendations to increase the payments to \$200.00 instead of \$100.00 per month in addition to paying the ongoing assessments. James seconded, and the motion carried.

Fresh Grounds Landscaping is hoping to get the replacements in by the end of the week of June 7, 2021.

Spring Annual Inspections- Community Manger is waiting on a confirmed date from supervisor.

July 2021 Meeting – There will be no July 2021 Board of Directors Meeting.

Management is to get proposals or information on shredder trucks and dumpster information and cost.

**Executive Session:**


John motioned to enter executive session at 8:15pm to review a request from a homeowner for them to draw up their personal promissory note. James seconded, and all carried.

James motioned to leave executive session and return into open session at 8:20pm. John seconded, and the motion carried.

Robert motioned to deny the request to accept the homeowners personal promissory note, it must be written by the Association's attorney. James seconded the motion, and all carried.

The next meeting will be a Board of Directors meeting to held on August 12, 2021.

Meeting Adjourned at 8:22pm

  
Pres of GORR