

Greens of Park Ridge November 2021 Board of Directors Meeting Minutes

Date: November 18, 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 7:08pm, quorum was met.

Agenda:

John motioned to approve the November 2021 meeting agenda. Robert seconded, and the motion carried.

Open Forum:

None

Master HOA Update:

Robert gave a brief update of the Park Ridge BOD Meeting. The Board approved a contractor to start phase 1&2 for the new pool. This first step will take 60-90days to complete. The annual audit was approved to be performed for 2021. The Master meetings are held every third Tuesday of each month all residents are welcome to attend. There will be no December 2021 meeting.

Minutes:

Robert motioned to approve the October 14, 2021, meeting minutes. John seconded, and the motion carried.

Financial Review:

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

Robert motioned to move \$20,000.00 from Retained Earnings Pr. Years to the reserve account at the end of the 2021 calendar year and leave the remaining balance in Retained Earnings. Jim seconded the motion, and the motion carried.

Robert motioned to close the United Bank CD when it matures on 12/31/2021 in the current amount of \$5,425.44 and add the funds to the Money Market account. Jim seconded, and the motion carried.

HLS Site Review:

Site visit report was reviewed from HLS

Unfinished Business:

Mailbox Update- Management has no update from the postal office.

John motioned to approve the HLS proposal in the amount of \$2,998.00 to clean the creek bed that runs behind Kimberly Drive, for the portion that the Association is responsible for. Robert seconded, and the motion carried.

John motioned to approve the APEX proposal in the amount of \$3,400.00 only if the cost includes adding rip rap to clean out the storm drain, and vegetation located between Wellington Dr. and the walking bridge. If APEX's proposal does not include rip rap, HLS's proposal is approved in the amount of \$3,632.00 as it does include rip rap. Jim seconded, and the motion carried.

New Business:

Robert motioned to ratify the email vote for HLS for the Plant enhancements at Kimberly Drive in the amount of \$1,675 plus extra watering. John seconded, and the motion carried.

James motioned to approve the 2022 budget with a 2.48% increase. John seconded, and all carried.

Final 2021 Spring inspection list was reviewed. Hearings will be held at the December 9, 2021, BOD Meeting.

Executive Session:

None

Meeting Adjourned at 8:35pm