

## Greens of Park Ridge 2022 Annual Meeting Minutes

Date: January 13, 2022

Location: Due to COVID-19 Meeting was conducted by Zoom

Board Members Present: Robert Townsend, James Day, John Wilkinson, Jr.

Homeowners Present: Hope Zellars (21 Varone), Booker Wheeler (24 Fulton), John Atkins (22 Fulton)

Proxies: Robert Townsend (33 Varone), Hope Zellars (21 Varone), Dorothy Collora (4 Varone), Joseph Kane (25 Fulton), John Atkins (22 Fulton), Winston Williams (21 Fulton), John Wilkinson, Jr. & Daniel Pond (11 Kimberly), Anthony Frabutt (8 Varone), Wo Mui Chin-Tau (6 Fulton), Sid Younger (27 Kimberly)

Management Present: Kimberly Barrett

Meeting was called to order at 7:02pm meeting was adjourned at 7:03pm due to no quorum, a seconded attempt meeting was called to order at 7:03pm and quorum was met with ten proxies presented.

Quorum was met, and proof of notice was given by Management.

Welcome and Introductions were given by the Bord President Robert Townsend.

James motioned to approve the January 14, 2021, Annual Meeting minutes. Robert seconded, and the motion carried.

**Greens of Parkridge HOA Masters-** Robert gave a brief discussion on the master's he stated that there has been a new company contracted to start phase one and two on the new pool and construction of the new pool will be phase three which will be later. Residents will be using the same pool for the 2022 pool season and there will also be a new pool company that will be used as well. The past year the masters has spent a lot of money on storm pond repairs, the County came in and inspected all storm ponds and the total cost for all repairs were around \$70,000.00. Trees are being removed and cleaned up due to the snowstorm damage. The walking path is going to be extended from Parkway Blvd. to Flatford to Winding Creek. The annual meeting will be held by zoom in February.

**2021 in Review-** Robert stated a lot of work was done in 2020 so it may seem like not much was done in 2021. In the year 2021 we continued to replace street signs and post, a land survey was performed behind Kimberly Dr. to determine who the property belongs to weather it be a homeowner, the association, masters, or school. Some shrubs were replaced at the end of Kimberly Dr. this was no charge to the association as the shrubs were warranted by the landscaper who installed them in 2020. The flower bed at the end of Kimberly Dr. near Parkway Blvd. was redone by removing the rose bushes and installing new plants. The Creek bed was cleaned up by removing debris and cutting by overgrowth to allow for better waterflow between 1 and 13 Kimberly Dr. as this portion of the creek belongs to the Association. The drain near the

walking bridge and Wellington Dr. was cleaned and riprap was added. A few CDs were cashed out and rolled into the Money Market. And the solar lights were replaced at both entrances.

**2022 Goals-** Robert stated the goals for this year is to continue to build the reserve funds for the replacement of the roads and maintaining the sidewalks.

Financial Review for the 2021 year was given by Management.

**Open Forum:**

Hope Zellars asked if a letter can be sent to a neighbor about maintaining their tree. Management responded that a courtesy letter will be sent.

**Elections:**

Management announced that Tom Atkins will be the new Board Member as he had the majority of the membership vote.

Meeting Adjourned at 7:29pm.

*Approved  
1/12/2023*