

Greens of Park Ridge July 2022 Board of Directors Meeting Minutes

Date: July 14, 2022
Location: Zoom Meeting

Board Members Present: Tom Atkins, John Wilkinson Jr., James (Jim) Day
Management: Kimberly Barrett
Guest Present: None

Meeting called to order at 7:06pm, quorum was met.

Agenda:

Tom motioned to approve the July 14, meeting agenda. John seconded, and the motion carried.

Open Forum:

None

Master Update:

Jim stated that 1) the Parkway repairs are completed. 2) Trash fees increased to \$17 per month for the 2022-year (the cost is to be absorbed by Masters) trash will increase again in the 2023 year to \$18.53 per month (per house). The trash contract will be up for competition at the end of 2023. Due to the increase in trash, it resulted in a 10% increase in dues. 3) Pool renderings came back with added design features that were not required (sun porch/in water seating). The Board is pushing back to get the pool deeper and to remove the sun porch. 4) The Townes are having extreme parking issues. They came to the masters with a proposal to add parking in the soccer field area across parkway. They have action to come back next month with ideas. All agreed that no access would be from Parkway, only through the Townes. The next master meeting will be on August 19, 2022.

Minutes:

John motioned to approve the April 14, 2022, meeting minutes. Tom seconded, and the motion carried.

Financial Review:

Management gave the financial report for June 2022.

HLS Site Visit Report:

Management provided the past two months of HLS reports.

Management is to ask HLS for a proposal to trim the Willow tree near 4 Fulton away from the road and to see when they plan on pruning the Crape Myrtle trees around the benches on Kimberly Drive.

Unfinished Business:

1. Stump removal at Wellington Drive- Completed
2. John motioned to approve Super Seal Corp proposal in the amount of \$12,186.00 power wash all curbs and repaint all fire lanes. In addition to the proposal to give management an allowance up to \$1500.00 to have the three crosswalks repainted at the time of fire lanes. Tom seconded, and the motions carried.
3. The first walk through for the 2022 spring inspections have been completed.

New Business:

1. John motioned to ratify the email vote in the amount of \$132.15 for Heartland Sign & Works to replace the Wellington Drive Street Sign. Tom seconded, and the motion carried. This work has also been completed.
2. HLS proposal for fall turf renovations – Management to reach out to HLS to get a better idea of the areas that need to be treated.
3. Homeowner's complaint- Tom motioned to have management send the homeowners complaint the Associations Attorney regarding the fire lanes for feedback. John seconded, and the motion carried.
4. Management to get proposals to have the wooden street signs replaced. John will be sending the number of posts that need to be replaced to management along with the location.

Executive Session:

None

The next BOD meeting will be on ~~August 11, 2022~~

September 8, 2022

Meeting Adjourned at 8:16pm

Approved
8/11/2022