

Greens of Park Ridge February 2023 Board of Directors Meeting Minutes

Date: February 9, 2023
Location: Zoom Meeting

Board Members Present: James Day, John Wilkinson Jr...
Management: Kimberly Barrett
Guest Present: David Schaller (14 Joplin Ct.)

Meeting called to order at 7:02pm, quorum was met.

Meeting Agenda: John motioned to approve the meeting agenda as written. James seconded, and the motion passed unanimously.

Board Positions: James motioned for the Board positions to remain the same, James to remain President, John to remain Vice President, and Tom to remain Secretary. John second the motion passes unanimously.

Open Forum:

David Schaller - Asked if the Board has seen the lawsuit? Board President responded right away that yes, they have. Mr. Schaller continued that the lawsuit is not likely to move forward in the Federal Courts, as the Board must be represented by a lawyer, and has asked if the Board will be willing to pay for a lawyer to join the lawsuit? James responded right away that he is not inclined to have the Homeowner's Association join the lawsuit but will have the Associations legal counsel look at all documents and would go with what the Associations legal team suggest. John agreed with what James suggested, and to seek legal counsel.

David Schaller – Asked if the Board has considered the community moving to cluster mailboxes to make it to where the residents that lost street parking can have one space on in front of their home on the side of street with street parking, as this is not a current option at this time due to how some mailboxes are placed. James responded immediately stating that is something that the Board has investigated in the past year, but as no other residents have come forward with concerns it was tabled. James also stated that the Board would revisit this with the Post Office Master and would also reach out to the community to get their thoughts on the cluster mailboxes. John also agreed with the statement James made.

Master Update: James stated the meeting only lasted 15-minutes. James stated the Architectural Firm bill for pool increased by \$8200, as new requirements from the county drove the need for additional studies. The cost was approved as there was no need to fight it and it needs to be done.

HLS Site Visits:

Management went over all reports with the Board as there has not been much going on due to the winter months. HLS has been on site to clean up and remove tree limbs from the common grounds and flower beds that have fallen. Spring Cleaning will take place in the next few weeks early March.

Minutes:

James motioned to approve the January 12, 2023, meeting minutes. John seconded, and the motion carried.

Financial Review:

Management provided the financial report for the month of January 2023.

Unfinished Business:

James motioned to move the monthly meetings to bi-monthly as there is no business to discuss monthly. John seconded, and the motion carried.

New Business:

1. John motioned to approve HLS tree remove proposal in the amount of \$712.00, to remove two trees in the back of 12 Wellington Dr. One tree is on the HOA's property line and the other tall tree is on the master side but both will have to be removed for safety reasons. James seconded, and the motion passes unanimously. Management is to also reach out the Master Association and ask for reimbursement for cost of the tree on the masters side.
2. Management is waiting to hear back from Stafford County on the fire lane extension near 1 Kimberly Dr.
3. Management is waiting to hear back from Stafford County as well for information on one-way streets.
4. James motioned for management to reach out to the attorney to get legal advice on whether the association should join the lawsuit for the fire lanes or not. John seconded, and the motion passes unanimously.
5. Management is to get more information on the cluster mailboxes from the Postmaster and draft a letter for the community and send to the Board for approval.

Executive Session:

John motioned to enter executive session at 8:17pm. to review three homeowners request to remove late fees. James seconded, and the motion passed unanimously.

John motioned to return to open session at 8:27pm. James seconded, and the motion passed unanimously.

John motioned to deny removing one homeowner's request for late fees in the amount of \$154.00, due to the payment history. James seconded, and the motion passes unanimously.

James motioned to approve removing one homeowner's request for late fees as a onetime courtesy in the amount of \$80.00 due the homeowner having hardship. John seconded, and the motion passed unanimously.

James motioned to approve removing one homeowner's request for late fees in the amount of \$10.00 due the homeowner moving and not receiving forwarded mail from the post office. John seconded, and the motion passed unanimously.

The next Board of Directors meeting will be held on April 13, 2023.

Meeting Adjourned at 8:31pm.

Approved 6/18/2023