

Greens of Park Ridge August 10, 2023 Board of Directors Meeting Minutes

Date: August 10, 2023
Location: Zoom Meeting

Board Members Present: James Day, John Wilkinson Jr., John (Tom) Atkins
Management: Kimberly Barrett
Guest Present: Darin Eller (3 Fulton Dr.)

Meeting called to order at 7:00pm, quorum was met.

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

Open Forum:

None

Master Update: James stated there was no quorum at the July 2023 meeting. The masters have, however, approved a camera resolution. The cameras will be placed at the pool area. One camera will be looking out towards the parking lot and one will be installed to look out towards the basketball court.

The next Master Meeting will be held on August 22, 2023.

HLS Site Visits:

Management went over all reports with the Board from June 16, 2023 – August 8, 2023.

Minutes:

John motioned to approve the June 8, 2023, meeting minutes as written. James seconded, and the motion carried.

Financial Review:

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

Unfinished Business:

The dead tree behind 12 Wellington was removed by HLS, however debris were left. Management addressed the issue with HLS project manager, and it was addressed on August 9, 2023.

Management is still waiting to hear back from Stafford County for what the process would be to have one-way streets. Last correspondence with the county was on May 1, 2023. Follow-ups have been requested with no response from Mr. Akbari from Stafford County Capital Projects on whether the association has to provide a drawing to show how the one-way entrance and exit will work.

No litter signs - Management is to get a proposal for four (4) signs and post. These signs will go on Saxony Drive.

New Business:

Parking Resolution – The Board reviewed the parking policy that the Attorney had written up. The Board made some changes to the resolution and management is to send the resolution back to the attorney for those changes to be made. The Board will review the revised resolution to ensure all corrections have been made before approving.

Resale Certificate Resolution – Tabled

John motioned to approve the Records Policy Resolution and the cost of \$75.00 for all labor cost and for material cost will be billed at \$0.20 per page. Tom seconded and the motion carried.

Executive Session:

John motioned to close the open session and enter executive session at 7:48pm to review a legal matter. Tom seconded the motion, and the motion carried.

John motioned to close the executive session and enter back into open session at 8:08pm. Tom seconded the motion, and the motion carried.

The next Board of Directors meeting will be held on October 12, 2023.

Meeting Adjourned at 8:09pm.

Approved
11/16/2023