

Greens of Park Ridge November 16, 2023 Board of Directors Meeting Minutes

Date: November 16, 2023
Location: Zoom Meeting

Board Members Present: James Day, John Wilkinson Jr.
Management: Kimberly Barrett
Guest Present: None

Meeting called to order at 7:03pm, quorum was met.

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

Open Forum:
None

Master Update: James stated on October 18, 2023, the Board approved a 3-year contract with Disposal Services at \$19.50 per home, price includes two days pick up service with bulk collection without the need for a special schedule. The 2024 budget was approved with a 4.05% increase. The Board also approved a contractor for the 2024 year. The new pool design is out for approval with Stafford County, there is no timeline on when a response will be heard back.

The next Master Meeting will be held on November 21, 2023.

HLS Site Visits:

Management went over all LHS site reports with the Board from August 8, 2023, to November 16, 2023.

Minutes:

James motioned to approve the August 10, 2023, meeting minutes as written. John seconded, and the motion carried.

Financial Review:

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

Unfinished Business:

No litter Signs Proposals: James motioned to remove no litter signs from further discussion. John seconded, and the motion passed unanimously.

Parking Resolution: The Board reviewed the revised parking resolution for the changes they wanted made from the Attorney back in August 2023, the attorney came back with questions on the changes the Board wanted. The Board made the corrections clear to the

attorney what changes are needed. James motioned to approve the Parking Resolution with corrections. John seconded, and the motion carried.

Resale Resolution: John motioned to approve the resale certificate fee resolution as written. James seconded, and the motion passed.

James motioned for management to contact the attorney to ask if the Vice President can sign the records policy resolution, the resale certificate fee resolutions, and parking resolution, along with the President as the secretary has not been responding to any email or attending the bi-monthly meetings. John seconded the motion, and the motion passed.

New Business:

James motioned for management to contact the current secretary of the Board, to see if they are still interested in serving on the Board as there has been no response or appearance from current Board Member, before considering appointing someone else to fill the position. John seconded the motion, and the motion passed.

James motioned to approve CCS Power Washing 2023-2024 snow contract. John seconded, and the motion passed.

James motioned to approve Heritage Hunt Landscaping contract for a 3-year term. Year 2024 and year 2025 will be at the cost of \$9,420.00 and the 2026 year will be at the cost of \$9,708.00.

John motioned to approve the 2024 budget with a 10% increase in assessments. James seconded, and the motion carried.

James motioned to ratify the email vote on February 27, 2023, stating that the Board will not be joining the lawsuit with a resident that is suing the Fire Marshal for the fire lanes, after hearing back from legal counsel representing the association. John seconded, and the motion passed. Resident was notified by management of the decision on March 6, 2023.

James motioned to ratify the email vote for CCS Power Washing to power wash all bench areas, benches, and brick monuments in the community along Parkway Blvd., in the amount of \$700.00. John seconded, and the motion passed.

Management to reach out to Porter Library to see about reserving a room at the library for the February 2024 Annual Meeting.

Executive Session:

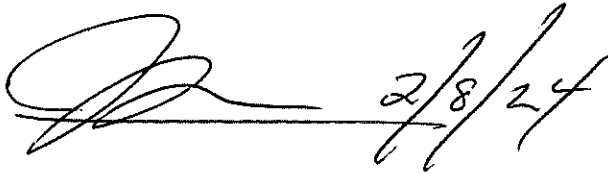
James motioned to close the open session and enter executive session at 8:08pm to review recommendations from the attorney for a legal matter for two homes with past due balances. John seconded the motion, and the motion carried.

James motioned to close the executive session and enter back into open session at 8:26pm. John seconded the motion, and the motion carried.

James motioned for management to reach out to legal counsel to obtain foreclosure price cost on two homes. John seconded, and the motion passed unanimously.

The next Board of Directors meeting will be held on December 14, 2023.

Meeting Adjourned at 8:37pm.

A handwritten signature in cursive script, followed by the date 2/8/24 written in a similar cursive style. The signature is written over a horizontal line.