

Greens of Park Ridge 2023 Annual Meeting Minutes

Date: January 12, 2023

Location: Meeting was conducted by Zoom

Board Members Present: Tom Atkins, John Wilkinson, Jr.

Homeowners Present: Hope Zellars (21 Varone), Booker Wheeler (24 Fulton), Dennis Glusko (1 Fulton).

Proxies: Hope Zellars (21 Varone), Dorothy Collora (4 Varone), John Atkins (22 Fulton), Winston Williams (21 Fulton), John Wilkinson, Jr. & Daniel Pond (11 Kimberly), Wo Mui Chin-Tau (6 Fulton), Dennis Glusko (1 Fulton), Booker Wheeler (24 Fulton), Robert Coultas (6 Varone)

Management Present: Kimberly Barrett

Meeting was called to order at 7:04pm meeting was adjourned at 7:05pm due to no quorum, a seconded attempt meeting was called to order at 7:05pm meeting was adjourned at 7:06pm due to no quorum, a third attempt was called to order at 7:07pm and quorum was met with five proxies presented.

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

Welcome and Introductions were given by the Bord Vice President John Wilkinson Jr..

Booker motioned to approve the January 13, 2022, Annual Meeting minutes. Tom seconded, and the motion passed unanimously.

Greens of Parkridge HOA Masters- No report.

Year in Review: John stated that all wooden sign post were removed and replaced with metal post for stop signs and street signs, one street sign was moved on Joplin Ct. to the other side of the street to make the neighborhood look more uniformed, the fire lanes were all power washed and repainted, the flowerbed at the end of Kimberly Drive near Parkridge Blvd. was updated with new plants, tree work and clean up was performed from the January 2022 snow storm and the Board also approved a new reserve study to be performed for the FY 2023.

2023 Goals- John stated the goals for this year is to continue to build the reserve funds for the replacement of the roads and maintaining the sidewalks as this will be the next major project that will need to be performed, and to investigate adding some additional trees in front of Aylor Court in the common area to shield the homes from the road along Parkway Blvd.

Financial Review: Management give the year ending 2022 financial report.

Open Forum:

Dennis Glusko asked what the easements of the storm drains are. Management responded immediately stating the Association is responsible for any repairs needed to the storm pipe itself, but the homeowner is responsible for maintaining their yard around that storm pipe. Mr. Glusko is going to bring management a copy of his plat to the office for further review.

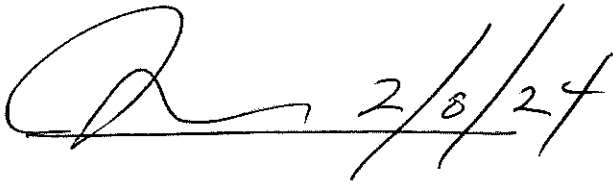
Dennis Glusko asked about his neighbor's tree that is crossing on to his property. Management responded immediately stating that the Board is aware and the matter is addressed but management cannot disclose what those matters are.

Hope Zellers asked what the policy on dogs that are not on a leash. Management responded immediately stating that it is a county law, and the Association follows that law that states all dogs are to be on a leash or some sort of lead when not in a yard with a proper fence. And when a dog is seen and you know where it lives to contact management so a letter can be sent to the homeowner but it is important to notify Animal Control right away as they can address the matter in a more responsive way.

Elections:

Management announced that James Day will be the new Board Member as he had most of the membership vote.

Meeting Adjourned at 7:48pm.

A handwritten signature in black ink, followed by the date 2/8/24. The signature is stylized and appears to be a cursive 'D' or similar. The date is written in a simple, slanted font.