

Greens of Park Ridge 2024 Annual Meeting Minutes

Date: February 8, 2024

Location: John Musante Porter Memorial Library 2001 Parkway Blvd. Stafford, VA 22554 – Room 2

Board Members Present: James Day, John Wilkinson, Jr.

Homeowners Present: Robert & Heather Townsend (33 Varone), Dennis Glusko (1 Fulton), David Schaller (14 Joplin),

Proxies: Winston Williams (21 Fulton), Matthew & Stephanie Clinger (3 Varone), Jeffery Smihal (5 Varone), Wo Mui Chin-Tau (6 Fulton), John Lee Jones (13 Joplin), Scott & Nicole Dixon (31 Kimberly), Robert E. Coultas (6 Varone).

Management Present: Crystal Terrant, Kimberly Barrett

The meeting was called to order at 7:00pm, meeting was adjourned at 7:01pm due to no quorum, a seconded attempt meeting was called to order at 7:02pm and quorum was met with 5 homeowner's present and 7 proxies presented.

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

Welcome and Introductions were given by the Board President James Day.

John motioned to approve the January 12, 2023, Annual Meeting minutes. James seconded, and the motion passed unanimously.

Greens of Parkridge HOA Masters- James reported the pool has been approved and the design is now with Stafford County for permitting. The Board is not sure of the timeline of when all permits will come in. As most know there was a shooting near the pool area at the end of the 2023 school year since the occurrence bushes have been trimmed and cameras have been installed on the clubhouse. A homeowner in the community was approved to build a tiny library for the community, this did not cost the association any funds as this was voluntary work funded by a scout project and the homeowner will do all upkeep. You may have noticed that the trash company has been changed. Prior company GFL submitted a proposal with reduced service and increased costs. The Board approved a new trash company Disposal Services with twice a week pick up to include bulk service at a lesser cost. The Board is also getting proposals for the two playgrounds for maintenance and replacing some things. The Board will be continuing to focus on increasing the reserve balance as well as other maintenance projects and repairs.

Year in Review: James stated that the Board has been focusing on increasing the reserve balance as the roads in the community are scheduled to be repaved starting in 2025, according to the reserve study as well as other regular repairs and maintenance items the association is responsible for. The Association signed another 3- year contract with Heritage Hunt Landscaping for ground lawn maintenance. The Board also signed with CCS Power Washing for the 2023-2024 snow removal.

2024 Goals- James stated the goals for this year are going to continue to focus on building the reserve funds for the replacement of the roads.

Financial Review:

Management (Crystal) gave the year ending 2023 financial report. Crystal stated that while the community is in good shape on retained earnings there was still a \$11,277.07 loss for the 2023 year. This loss is largely created from legal costs. Legal Collections these are funds that are spent to collect past due assessments funds. This overage was \$7,102.33 and most of these funds are recoverable from the offending homeowners.

Legal General went over budget in the amount of \$14,930.16. On July 14, 2023, a Circuit Case Number 179CL23002461-00 was filed against the association by David Schaller pertaining to breach of contract for the Association complying with the Fire Marshal's order to create fire lanes. A copy of the case filing is available as public record. Management predicts this may also go over budget in 2024 as the suit is still active.

Elections:

Denny helped Crystal validate proxies and ballots as there were three homeowners nominated for the one board position. The nominees are David Schaller, Robert Townsend, and John Wilkinson Jr.

Election Results:

John Wilkinson, Jr. 6 votes, David Schaller 3 votes, & Robert Townsend 2 votes.
John Wilkinson, Jr. is the elected Board Member.

Open Forum:

Dennis Glusko - asked if the Association can counter sue Mr. Schaller for all the legal fees caused by the lawsuit for the fire lanes? Crystal responded immediately stating that we do not have an answer for his question at this time.

John Wilkinson, Jr- asked if the legal fees will come out the reserve funds? Crystal responded immediately stating it would be pulled from retained earnings.

David Schaller – asked did the Board ever consider the cost analysis of sitting down with his legal representative and the Associations legal counsel to join his lawsuit against the Fire Marshal? James Day – responded to Mr. Schaller's question above stating when his proposal was brought to the Boards attention, the Board did reach out to legal counsel. The Association took the advice of the Associations legal counsel not to join Mr. Schaller's lawsuit against the Fire Marshal.

Robert Townsend – stated he appreciates all the Board does as these are volunteer positions. Thank you as well David for submitting to volunteer.

David Schaller- stated he will be putting in a proposal to close the lawsuit if the Board will consider an agreement to assign each home one spot for street parking and have mailboxes moved, and he will submit his plan to the Board to review and consider, as he has a plan that he believes will work. James Day- responded to Mr. Schaller stating that he really appreciates him for doing that and to please submit his plan as the Board is open to suggestions.

Meeting Adjourned at 7:27pm.

Approved April 10, 2025