

Greens of Park Ridge 2018 Annual Meeting Minutes

Date: January 11, 2018

Location: Porter Library

Board Members Present: Andy Miles, Robert Townsend, Sid Younger

Homeowners Present: James Day 21 Kimberly, Kalim Janjua 10 Wellington

Proxies: 6 Fulton, 9 Fulton, 1 Joplin

Management Present: Terri Jenkins, Kimberly Barrett

Meeting was called to order at 7:10pm meeting was adjourned at 7:11pm due to no quorum, a seconded attempt meeting was called to order at 7:11pm and adjourned at 7:12 due to no quorum. Third attempt meeting was called to order at 7:12 and quorum was made with three Board members present, two homeowners presents, and three proxies.

Quorum was met, and proof of notice was given.

Welcome and Introductions

Robert moved to approve the February 9, 2017 Annual Meeting minutes and July 18, 2017 Special Meeting minutes. Sid seconded, and the motion carried.

2017 in Review- Andy gave the update on the sink hole on Parkway Blvd. and Kimberly Drive, stated that VDOT is hoping to have the funds in the August 2018 budget to repair, but VDOT is keeping a close eye to make sure the temporary fix is still holding up. Storm drains on Kimberly Dr. were supposed to be done by Peirce Construction, but after having Miss Utility come and mark Peirce Construction cannot make repairs due to transformers being in the way, the community will lose power, and this will be expensive, repairs will have to be made from the inside of the pipe and Peirce Construction does not perform this kind of repair. Management is working with other companies to get proposals. Three Ash Trees were removed on the corner of Kimberly Drive and Parkway Blvd. trees were dead and were replaced with four Crepe Myrtles. Storm ditch behind Kimberly Drive has been causing an issue, Management is working with Stafford County Public Works, it has been found that the holding pond behind the school looks to be blocked causing the water to rush down behind Kimberly Dr. causing the erosion problem. Management has also seeking an engineer to see what can be done to slow the water down.

2018 Goals- Andy went into detail on the upcoming goals for the year. New bus stops on the corner of Kimberly Drive and Parkway Blvd., Wellington Drive and Parkway Blvd. this will for parents waiting for their children or for children waiting on the bus. Andy also, stated that there will be benches installed. New Crepe Myrtles will be installed when bus stop is completed near Wellington Drive and Parkway Blvd... Management is getting proposals for the storm drains on Kimberly Drive with hopes that this can be repaired before summertime. Storm ditch behind Kimberly Dr. Andy stated this may be a regular expense to the community to keep up with the rip rap, Management has found out that this is the association responsibility to maintain. Andy went on to say that it is time to have the yellow curbs painted again this year, the curbs sides cleaned, and placement of dog signs for residents walking their dogs and leaving messes behind.

Greens of Parkridge HOA Masters- Andy gave a brief discussion on the Masters and what they have been doing for the community. New trees have been planted throughout the neighborhood, updates to the pool and parking lot are in discussion the total project for this will be over \$30,000.00 to complete. Concrete work, tile work, and they are looking to increase a section of the pool which will take away part of the parking lot. The walking trail will be extending, and Stafford County will be paying for it.

The Board also gave a safety concern message about children running and jumping in the ditch near the storm drains. The Board has asked to please share the word with parents and residents of the community, that children should not be playing or running around any of the storm drains, storm ditches as this can lead to an injury of a child.

Financial Review

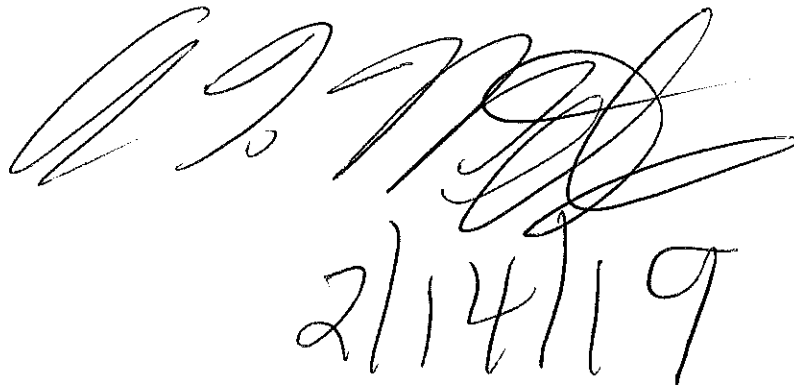
Open Forum:
None

Elections:

Robert moved to nominate Andy and Sid to another term, Andy seconded, and all carried.

Andy moved to have up to five members on the Board. Sid Seconded, and the motion carried.

Meeting Adjourned at 7:50pm.



A handwritten signature in black ink, followed by the date 2/14/19.