

## **Greens of Park Ridge October 2020 Board of Directors Meeting Minutes**

Date: October 8, 2020  
Location: Zoom Meeting due to COVID-19

Board Members Present: Robert Townsend, James Day  
Management: Kimberly Barrett  
Guest Present: None

Meeting called to order at 7:05pm, quorum was met.

### **Agenda:**

Robert motioned to approve the October 2020 meeting agenda with changes. James seconded, and the motion carried.

### **Open Forum:**

None

### **Masters HOA Update:**

Robert gave a brief update on the September 2020 Meeting. The Board approved the 2021 budget with a reduction, the quarterly dues reduced from \$147.22 to \$133.68 per quarter. Approval for a CD renewal, a dead pine tree was approved to be removed, the near the library was approved to be updated. Some timber work replacement was tabled.

### **Minutes:**

James motioned to approve the September 10, 2020 meeting minutes. Robert seconded, and the motion carried.

### **Financial Review:**

Management gave the financial report for the month of September 2020. Robert motioned to let the National Cooperative Bank CD in the amount of \$25,898.39 automatically renew if the term is no loner then a twenty-four (24) month period. Discussion was held. James seconded, and the motion carried.

### **Unfinished Business:**

James motioned to approve Fresh Grounds Landscaping to install thirty (30) Schip Laurels #6 three feet tall at the end of Kimberly Dr...Robert seconded, and the motion carried.

Robert motioned ratify the email vote cost in the amount of \$3999.00 for NVA Signs to paint the curbs and no parking lines, per the Stafford County Fire Marshal's summons. James seconded, and the motion carried.

**New Business:**

Robert motioned to ratify the email vote for Ross Tree extra brush clean out and tree removal for a total amount of \$2475.00. James seconded, and the motion carried.

Robert motioned to ratify the cost of \$ 94.86 for one (1) stop sign to replace at Aylor Ct. and one (1) no outlet sign to replace at Aylor Ct. order from saftysigns.com. James seconded, and the motion carried.

Robert motioned to ratify the total cost of Paul Turner's proposal in the amount of \$855.00 to install three (3) benches at Wellington Dr. and Alyor Ct... James seconded, and the motion carried.

Robert motioned to approve the purchase of three (3) benches form Uline.com in the amount of \$375.00 per bench plus the cost for shipping. James seconded, and the motion carried.

Robert motioned to ratify the total cost of \$2488.37 for the purchase of three (3) benches from U-Line. James seconded, and the motion carried.

Ross Tree Service is scheduled four to five weeks out.

Robert motioned to approve Brothers Paving & Concrete Corporation to remove the asphalt at Wellington Dr. walking path and replace with concrete (75SY) in the amount of \$3729.00, and remove the asphalt at Kimberly Dr, and replace with concrete (53SY) in the amount of \$2629.00, and mill and repave the Park Ridge walking path (54SY) in the amount of \$2430.00. For a grand total amount of \$8788.00. James seconded, and the motion carried.

James motioned to approve CCS Power washing snow proposal for the 2020-2021 year. Robert seconded, and the motion carried.

Robert motioned to approve Fast Signs proposal in the amount of \$3871.63 to install 32 No Parking Fire Lane signs and to move one speed limit sign. James seconded, and the motion carried.

James motioned to approve the 2021 budget with changes to legal collections, miscellaneous repairs/maintenance to keep a larger amount going in the reserves, and a no increase in assessments. Robert seconded, and the motion carried.

**Executive Session:**

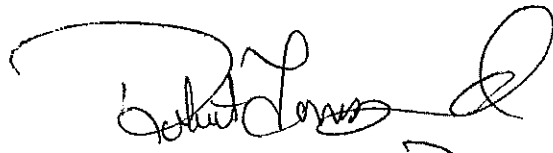
James motioned to adjourn to executive session at 8:23PM to discuss legal accounts aging report, two requests for extensions for the Spring 2020 Inspections, and a ARB Application for a fence installment. Robert seconded, and the motion carried.

Robert moved to adjourn from executive session and return to open session at 8:45PM.  
James seconded, and all carried.

Robert motioned to give two homeowners requesting an extension for the Spring 2020  
Inspections a 45-day extension to complete all infractions. James seconded, and the  
motion carried.

Management to send the owner of the ARB request for a PVC fence the results from the  
ARB Board, if the owner wants to appeal the Board will then review.

Meeting Adjourned at 8:46pm



Robert James  
GOPR, HOA, Pres