

Greens of Park Ridge August 2021 Board of Directors Meeting Minutes

Date: August 12, 2021
Location: Zoom Meeting due to COVID-19

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

Meeting called to order at 7:02pm, quorum was met.

Agenda:

John motioned to approve the August 2021 meeting agenda. James seconded, and the motion carried.

Open Forum:

None

Master HOA Update:

John gave a brief update of the Park Ridge BOD Meeting. Discussion was held on the pool contract it is expected for it renew with a different company for the 2022 year. There are no plans to have pool passes for the 2022 year, the pass system will be switched out to a soft wear program that will allow residents to use their smart phones, the yearly cost for the program is around \$2000.00. The Board is still reviewing proposals for the cost for the new pool. The walking trails have started to be repaired throughout the Community. Tree work is continuing and some trees on Lake Side Drive are scheduled to be removed on August 16, 2021. The next meeting will be held on August 17, 2021.

Minutes:

Robert motioned to approve the June 10, 2021, meeting minutes. John seconded, and the motion carried.

Financial Update:

Management gave the financial update for the month of July 2021.

HLS Site Review:

Management provided the HLS Site Visit reports for the month of July 2021 and beginning of August 2021.

Unfinished Business:

Fire Lanes – Robert met with the contractor that painted the fire lanes and the Fire Marshal was contacted by Management to come out to see if the fire lanes project was done properly according to the mandate. The Fire Marshal emailed Management and stated that the Association has complied with the mandate.

Drains behind Kimberly Drive – Management met with Merlestone Surveyor's LLC. to confirm the property lines behind Kimberly Drive. Management is to get proposals for cleaning out the storm drains and adding rip rap to the areas that belong to the Association. Management is to mail a letter to all homeowners stating the creek bed needs to be clear of all debris for proper drainage to allow the water to flow properly.

Fresh Grounds Landscaping- Completed installing 6 replacement shrubs at the dead end of Kimberly Drive.

HLS- Completed backfilling with dirt long the new concrete sidewalks on Kimberly Drive and Wellington Drive. Grass seed and strawing was also completed.

Management to do a night drive through to confirm the solar lights at Kimberly Drive and Wellington Drive are working.

New Business:

Shredder Truck Proposals- Tabled

Dumpster Proposals- Tabled

Executive Session:

John motioned to enter executive session at 8:01pm to review a correspondence from the Association's Attorney that they received from a homeowner and to review the legal July 2021 report. James seconded, and all carried.


John motioned to leave executive session and return into open session at 8:05pm. James seconded, and the motion carried.

Robert motioned for the Attorney to engage in conversation on their behalf to the homeowner that reached out to the Attorney's office. The Board denies granting the Attorney to engage in conversation on behalf of the Board or the Association or at the expense of the Association. James seconded, and the motion carried.

Management is to reach out to the Attorney to get an update on a legal account.

The next meeting will be a Board of Directors meeting to held on September 9, 2021.

Meeting Adjourned at 8:06pm


Robert Townsend
Pres GOPR