

## **Greens of Park Ridge September 2021 Board of Directors Meeting Minutes**

Date: September 9, 2021  
Location: Zoom Meeting due to COVID-19

Board Members Present: Robert Townsend, John Wilkinson Jr.  
Management: Kimberly Barrett  
Guest Present: Kevin Rexroat (9 Varone)

Meeting called to order at 7:09pm, quorum was met.

### **Agenda:**

John motioned to approve the September 2021 meeting agenda. Robert seconded, and the motion carried.

### **Open Forum:**

Kevin- stated the street parking is becoming an issue as neighbor's are becoming passive aggressive, they are blocking the street with trash cans to hold parking. Kevin made some suggestions to the Board like installing centralized mailboxes down to the end of the streets, assign street parking spaces. Robert responded immediately stating that the Board will discuss and look into the suggestions made and will also have management reach out to legal counsel for advice.

### **Master HOA Update:**

Robert gave a brief update of the Park Ridge BOD Meeting. A candidate running for the Board of Supervisor position attended the meeting for a meet and greet. The walking trail asphalt repairs have been completed. The inspection report for the storm water drains came back from Stafford County and some repairs must be made, management presented proposals and one was accepted. The landscape contract was renewed and the 2022 budget was approved with no increase in assessments. The next Board Meeting will be held on September 21, 2021.

### **Minutes:**

Robert motioned to approve the August 12, 2021, meeting minutes. John seconded, and the motion carried.

### **Financial Update:**

Management gave the financial update for the month of August 2021.  
Management is to get CD rates for the October 2021 BOD Meeting and to check into Credit Unions.

### **HLS Site Review:**

No reports on site visits from HLS.

### **Unfinished Business:**

Drains behind Kimberly Drive – Management is waiting on a confirmed date with APEX to look at the creek bed behind Kimberly Drive to get a proposal for repairs for 1 Kimberly – 11 Kimberly Drive if needed.

Management did do a light check and confirmed that all solar lights are working.

**New Business:**

Robert motioned to accept CCS Power Washing 2021-2022 snow proposal. John seconded, and the motion carried.

Management is to get with HLS for replacement shrubs or plants for Kimberly Drive and look at a different location to replant the rose bushes.

Robert motioned to have management reach to Rees Broome PC for legal advice on assigning street parking for residents. John seconded, and the motion carried.

Management is to gather information on cluster mailboxes with the post office.

**Executive Session:**

Robert motioned to enter executive session at 7:47pm to review a letter from a homeowner, and ARB extension request, and letter from the Attorney regarding a legal account. John seconded, and all carried.

Robert motioned to leave executive session and return into open session at 8:31pm. John seconded, and the motion carried.

Robert motioned to let the attorney know to let the legal account continue through the court. John seconded the motion, and the motion carried.

Robert motioned to accept the ARB extension request until October 30, 2021. John seconded, and the motion carried.

Robert motioned to approve management to reach out the Attorney for legal advice regarding resident obstructing the sidewalk. John seconded, and the motion carried.

The next meeting will be a Board of Directors meeting to held on October 14, 2021.

Meeting Adjourned at 8:36pm

  
ROBERT JONES  
GOPR PRES