

Greens of Park Ridge March 2022 Board of Directors Meeting Minutes

Date: March 10, 2022
Location: Zoom Meeting due to COVID-19

Board Members Present: Tom Atkins, John Wilkinson Jr., James Day
Management: Kimberly Barrett
Guest Present: Essie Carter (35 Varone Dr.)

Meeting called to order at 7:04pm, quorum was met.

Agenda:

Jim motioned to approve the March 10, 2022, meeting agenda. Tom seconded, and the motion carried.

Executive Session:

James moved to convene into executive session at 7:04pm, to hold hearing for the 2021 Spring inspections, review legal report, and aging report. John seconded, and the motion carried.

John moved to convene back into open session at 8:04pm. Tom seconded, and the motion carried.

James motioned to assess charges for two (2) homes in the amount of ten dollars (\$10.00) per day up to 90 days for noncompliance if not brought to compliance by April 1, 2022, assess charges for one (1) home in the amount of ten dollars (\$10.00) per day up to 90 days for noncompliance if not brought to compliance by April 1, 2022 and if no action is taken by May 1, 2022 legal counsel shall file for injunctive relief for the violation, for fees, and charges from the court, a letter to be sent to one (1) home stating the importance of keeping up with the property, and assess a onetime fee to one (1) home in the amount of fifty dollars (\$50.00) if management has not been contacted by April 1, 2022 with a date of compliance, and no action to be taken against one (1) home as the homeowner complied with all violations. John second, and the motion carried.

Open Forum:

None

Master Update:

James stated there was no quorum for the Annual Meeting and there has not been an annual meeting since 2015. There has been no update with the pool. The sidewalk for Flatford should be starting at the end of March 2022.

Minutes:

John motioned to approve the January 13, 2022, meeting minutes. Tom seconded, and the motion carried.

Financial Review:

Management gave the financial report for February 2022.

HLS Site Visit Report:

None

Unfinished Business:

Mailbox Update- Management talked to the post office and left contact information for the postmaster as they will have to approve cluster mailboxes, as the association is established.

New Business:

HLS Proposal for stump removal on Wellington Dr. – Tabled

Meeting Adjourned at 8:29pm

Approved 4/14/2022