

Greens of Park Ridge October 10, 2024 Board of Directors Meeting Minutes

Date: October 10, 2024
Location: Zoom Meeting

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

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

Agenda:

John motioned to approve the agenda as presented. James seconded, and the motion carried.

Open Forum:

None

HLS Site Visits:

Management presented the landscaping site visits from April 15, 2024, through October 2, 2024.

Minutes:

John motioned to approve the April 11, 2024 meeting minutes as written. James seconded, and the motion carried.

Financial Review:

Management provided and reviewed the September 2024 financial report.

Unfinished Business:

The lawsuit against the Greens of Park Ridge HOA was dismissed with prejudice on June 27, 2024.

New Business:

John motioned to approve Administrative Resolution for procedures for virtual and committee meetings. James seconded, and the motion carried.

Management presented the Board with a resignation letter from Tracy Miller as she will no longer be able to serve on the ARB Committee.

Management presented the Board with a resignation letter from Tom Atkins as he will no longer be able to serve as a Board Member.

James motioned to appoint Robert Townsend to the Board to fill the vacancy Board position. John seconded, and the motion passed unanimously.

James immediately resigned from the Board as he is no longer to act as an active Board Member.

Robert motioned for James to ack as Board President and he will be Vice President. John seconded, and the motion passed unanimously.

Robert motioned to approve Rees Broome to file the Corporate Transparency Act on behalf of the Association in the amount of \$375.00 for the database and \$75.00 per update. This will be an addendum to the existing engagement contract with the Rees Broome firm. John seconded, and the motion passed unanimously.

Robert motioned to approve the HLS Landscaping proposal in the amount of \$1314.00, to fill in all eroded areas around the storm drains on Kimberly Drive and Wellington Drive with gravel and dirt as needed. John second, and the motion carried.

HLS Proposal for tree debris from behind 35 Varone Dr. – Tabled.

HLS Proposal for 2024 Fall Turf Program – Tabled

HLS Proposal to rejuvenate Crape Myrtle Trees – Tabled. Management is to ask HLS for a proposal just for the trees around the benches at the bus stop on Kimberly Dr. and to also get other proposals from landscaping companies in the Stafford area.

Dominion Paving Proposal for repaving and fire lanes- Tabled. Management is to get more bids.

Robert motioned to approve the 2025 Budget with a 7.24% increase. This will be an increase of \$10.20 per home, which will be \$151.00 per quarter. John seconded, and the motion passed unanimously.

The next Board of Directors meeting will be held on December 12, 2024.

Meeting Adjourned at 9:07pm.

*Approved
12/12/2024*