

Greens of Park Ridge July 10, 2025 Board of Directors Meeting Minutes

Date: July 10, 2025

Location: Zoom

Board Members Present: Robert Townsend, John Wilkinson Jr.

Management: Kimberly Barrett

Guest Present: None

Meeting called to order at 7:11pm, quorum was met.

Agenda:

John motioned to approve the agenda as written. Robert seconded, and the motion passed unanimously.

Approval of Meeting Minutes:

Robert motioned to approve the December 12, 2024, meeting minutes as written. John seconded, and the motion passed unanimously.

John motioned to approve the April 10, 2025, meeting minutes as written. Robert seconded, and the motion passed unanimously.

Financial Review:

Management provided the financial report for the month of May 2025. Management noted that a CD is getting ready to mature and will be providing the Board with information by email, as the CD matures before the next scheduled BOD meeting.

Unfinished Business:

Paving and Fire Lane Painting proposals – Tabled. Due to funds the Board will rereview all proposals next year as the community will be in a better position with reserve funds.

New Business:

Robert motioned to ratify the approved email vote to have Cavalier Tree Service remove the seven crape myrtles and stumps at the Kimberly entrance in the amount of \$700.00 and one dead tree and stump in front of Aylor Ct. in the amount of \$850.00. John seconded, and the motion passed unanimously.

Community Stop Signs: Management is to get proposals for five additional stop signs, post, and installation.

2025 Annual Inspections- Completed. Reinspection's will be conducted in late July.

Executive Session:

Robert motioned to close open session and enter executive session at 8:19pm, to review a homeowner letter from a homeowner regarding HOA fees payment plan, ARB application for a driveway extension, and to review the aging and legal report.

Open Session:

Management is to reach out to the homeowner to get more information on the request of their payment plan

John motioned to approve the ARB request, with the contingency that the homeowner may extend their driveway by 6 feet, provided the extension tapers back to the existing apron. Robert seconded the motion, and it passed unanimously.

Management is to get some updates on legal accounts.

The next meeting will be held on August 14, 2025.

Meeting Adjourned at 8:47pm.

Approved 8/14/2025