

Greens of Park Ridge July 9, 2026 Board of Directors Meeting Minutes

Date: July 9, 2026

Location: Zoom

Board Members Present: Robert Townsend, John Wilkinson Jr.

Management: Kimberly Barrett

Guest Present: Anthony (Tony) Jackson (17 Kimbelry Drive)

Meeting was called to order at 7:03pm, and quorum was met.

Agenda:

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

Approval of Meeting Minutes:

Robert motioned to approve the March 12, 2026, meeting minutes with corrections. John seconded, and the motion passed unanimously.

Financial Review:

Management provided the financial report for the month of May 2026.

Open Forum:

Tony- asked when the roads were going to be paved in the community? Robert responded and stated that a contract has been signed with Rose Paving and the project will take place this fall. Tony- asked who is responsible for the gutters curbs and storm drains and when was the last time any maintenance was performed on them? Robert responded, stating that the Association is responsible for the storm drains within the community and the drain boxes were all rebuilt along with sidewalk repairs about ten years ago. JES Foundation just recently this spring repaired some trip hazards and filled in some cracks.

Tony- stated that he will be interested in volunteering with any needs for the community. Robert stated that there is a need for more ARB volunteers. Tony said to count him in.

Tony- asked if the police would patrol the community for vehicles not stopping at stop signs and for speeding? Management stated that they would only patrol the fire lines and Robert confirmed that this is correct as the streets are private within the community.

Tony- asked if the residents would be notified before the paving work starts? Management responded and said yes, a newsletter and door-to-door notices will be sent with detailed information.

Unfinished Business:

JES Foundation is scheduled to be onsite on March 23, 2026, to repair the sidewalk trip hazards.

– All work was completed and did a walkthrough with JES Foundation to make sure all repairs were completed per the contract.

New Business:

1. John motioned to ratify the email votes to approve ARB Application for deck remodel, 2 ARB Application for a driveway extension, ARB Application for solar Panels, ARB Application for the install of a home generator, and the removal of late fees for an account in the amount of \$70.00. Close the Money Market account in the amount of \$86,236.75 and open a 90-day CD with CIT with 4% interest. Robert seconded the motion, and the motion passed unanimously.
2. The Rose Paving Contract reviewed.
3. Robert motioned to approve the Morrow PC Auditing 2025 Audit Proposal in the amount of \$2,600.00. John seconded the motion, and the motion passed unanimously.
4. Comcast Damaged Box Issues and Trip Hazard Update for rear of 18 Joplin has been repaired. Boxes at 27 Kimberly, 31 Kimberly, and 7 Kimberly have not. Management has reported the issues four times since February 2026. The next step is to file a report with the FCC.
5. Robert motioned to have Tony join as a member of the ARB Board. John seconded, and the motion passed unanimously.

Executive Session:

Robert motioned to end open session and enter executive session at 7:46pm to review a resident complaint regarding snow removal. John seconded the motion, and the motion passed unanimously.

Robert motioned to end executive session and return to open session at 8:09pm. John seconded the motion, and the motion passed unanimously.

Robert motioned for management to reach out to the resident and CCS Power Washing to have them provide proposals and management is to get a proposal for the cost repair of the driveway as well. John seconded the motion, and the motion passed unanimously.

Meeting Adjourned at 8:14pm.

The next meeting will be on September 10, 2026, held by via Zoom.

Approved 9/10/2026