

**CLARKSBURG RIDGE HOA
BOARD OF DIRECTORS MEETING
OCTOBER 12, 2017**

MINUTES

Board Members in Attendance:

Melissa King

Ed Montalvo

Christopher Castellano

Shireen Ambush, Abaris Realty

The Hearings for missing leases was called to order at 6:40 pm. A total of 6 owners have not yet submitted their rental lease and HOA Lease Addendum. Each owner was sent a notice of hearing letter requiring their attendance. The hearings were held in their absence and the Board voted to levy a \$100 fine against each owner.

The Board meeting was called to order at 7:00 p.m.

HOMEOWNER COMMENTS:

It was reported that the 2 homes at the end of Tailor Shop Place are parking vehicles on the grassy areas adjacent to their homes. Management will send letters notifying the homeowners of this violation and requesting that they cease and desist from parking on the grass in the future.

MINUTES:

The Board reviewed the minutes of the August 10, 2017 Board meeting. A motion was made to accept the minutes as written. The motion was seconded and carried unanimously.

MANAGEMENT REPORT:

The Board reviewed the proposed 2018 budget and agreed that a 5% increase in fees is necessary in order to meet operating expenses and fully fund the replacement reserves in accordance with the reserve study recommendations. The proposed budget will be mailed to all homeowners announcing that it will be formally adopted at the December meeting.

The Board reviewed the various proposals from AW Landscapes for grounds enhancements and voted unanimously to accept the following items:

- Repair areas where street trees were removed \$960
- Phase 1A and 1B of the re-landscape plan for Ridgetop Park for a cost of \$5900 plus \$1400 plus \$500
- Re-grading and seeding of the turf area in the center of the park for a cost of \$400

The Board reviewed correspondence from the owner of 13206 Dutrow Drive regarding the front stoop ACC violation cited three years ago. The attempts to repair the stoop are unsatisfactory to the Board and therefore, the violation remains outstanding. No fines will be waived and fines will continue to be levied for as long as the violation remains outstanding.

Hearings will be held at the December meeting for any homeowner who has not complied with the ACC citations from the spring inspection.

OLD/NEW BUSINESS:

None

There being no further business, the Board meeting was adjourned at 7:56 p.m.