

CLARKSBURG RIDGE HOA
BOARD OF DIRECTORS MEETING
DECEMBER 14, 2017

MINUTES

Board Members in Attendance:

Melissa King

Ed Montalvo

Christopher Castellano

Valli Sivasailam

Shireen Ambush, Abaris Realty

The Hearings for ACC violations that are still outstanding from the 2017 ACC inspection was called to order at 6:35 pm. A total of 13 owners have not yet complied. Each owner was sent a notice of hearing letter requiring their attendance. Four homeowners requested and were granted extensions until April 30, 2018 to comply. Two homeowners attended as follows:

- 13206 Dutrow Drive – The owner attended to discuss the front stoop repair violation that was cited on the 2016 ACC inspection. Owners have made attempts to repair the brick and mortar on their own and then they hired a contractor to make further repairs. The quality of the repairs was poor and the Board reviewed enlarged photos of the front stoop and agreed that the repairs did not meet HOA standards. The Board granted the homeowners an extension until April 30, 2018 to have the stoop professionally repaired by a professional masonry contractor.
- 13115 Tannery Ridge Drive – The owner attended the hearing to dispute and appeal the ACC violation pertaining to the front door of the home. He insists that the door looks fine and does not need any maintenance. The Board reviewed the photos and agreed to make an in-person inspection of the door before making a final decision on the homeowner's appeal. The Board will render a decision via email after inspecting the door and the homeowner will be notified accordingly.

The hearings for the other 7 homes with outstanding violations 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 7:08 p.m.

HOMEOWNER COMMENTS:

None

MINUTES:

The Board reviewed the minutes of the October 12, 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 which was previously mailed to all homeowners which reflects a 5% increase in fees in order to meet operating expenses and fully fund the replacement reserves in accordance with the reserve study recommendations. The Board agreed to make a few minor changes to the budget before voting to formally adopt it. The final, approved budget will be mailed to all homeowners. The Board agreed that a flyer should be mailed to all homeowners regarding dog waste and parking violations. A flyer will be drafted and emailed to the Board for approval.

It was reported that the street sign at the corner of Catawba Manor Way and Tailor Shop Place needs to be secured. Management will report this to 311.

There is a sight obstruction for motorists when vehicles are parked too close to the intersection along Tannery Ridge Drive. The County should be alerted of this and be requested to designate No Parking areas along Tannery Ridge Drive for several feet before the intersection. Management will report this to 311.

The Board requested that the No Parking area behind 23420 Tailor Shop Place be re-marked with No Parking signs and the white parking stall line should be blacked out so that it is clear that this is a No Parking area. Management will have the work done soon, weather permitting.

The Board voted unanimously to accept the proposal from T.Cooper Security for 2018 security patrol services. The Board requested that the Officers patrol for vehicles parked in the No Parking areas or blocking mailboxes either from 6-8 am or 6-8 pm two times per month for 2 hours each visit.

The Board voted unanimously to accept Abaris Realty's proposal for website services. Melissa will be the Board's liaison to Greg Lobring at Abaris.

It was reported that the roadway needs to be repaired near a manhole cover at the intersection of Tannery Ridge Drive and Tailor Shop Place. Management will report this to 311.

Asphalt repairs are needed in the alleyway behind 13203 Webster Hill Way. Management will see if the area can be patched to get us through the winter until a permanent repair can be made in the spring.

Chris requested to be put in contact with the HOA's collection attorney, Evan Meyers and the HOA's general counsel, Ruth Katz. Management will put them in touch.

OLD/NEW BUSINESS:

None

There being no further business, the Board meeting was adjourned at 8:15 p.m.