

**CLARKSBURG RIDGE HOA  
BOARD OF DIRECTORS MEETING  
FEBRUARY 21, 2019**

**MINUTES**

Board Members in Attendance:

Christopher Castellano

Melissa King

Olga Pagoda

Shireen Ambush, Abaris Realty

**HEARINGS:**

Hearings were held for all landlords who have not yet submitted a copy of their rental lease and HOA Lease Addendum. The Board voted unanimously to levy a \$100 fine for all owners who have not complied.

The Board directed management to send notification to the owners of 23418 Tailor Shop Place, 23420 Tailor Shop Place, and 23422 Tailor Shop Place requesting that they fully remove the residual rocks and pebbles in their yard to fully comply with the HOAs previous request by April 1st.

The Board directed management to send letters to the owners of 13218 Catawba Manor Way and 13103 Tannery Ridge Drive requiring removal of holiday decorations.

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

**HOMEOWNER COMMENTS:**

Olga Pagoda commented on several evergreen trees in townhome front yards which are leaning and uprooting and one has fallen over. A discussion ensued regarding the maintenance responsibility for these evergreen trees which falls on the owner of each town home. The HOA only performs grass mowing and routine trimming of hedges but not removal or replacement. Abaris will provide the names of tree contractors that have worked in the community who could provide a reasonable and fair price for homeowners who need to remove the evergreen trees from their property.

**MINUTES:**

The Board reviewed the minutes of the December 13, 2018 Board meeting. A motion was made, seconded and carried unanimously to approve the minutes as written.

**MANAGEMENT REPORT:**

The Board reviewed the renewal proposal from Goldklang Group for the 2018 and 2019 audit and tax preparation services and voted unanimously to accept it.

The Board reviewed competitive bids for the 2019 grounds landscape maintenance contract. The Board discussed dissatisfaction with the current provider. The Board voted unanimously to accept the contract from Brightview provided that they will lower their price to match the low bid from Ruppert.

OLD/NEW BUSINESS:

The Board asked management to follow up with Power Systems on their proposal for lighting at the playground. What is the pricing for electrical power with a new meter as opposed to the solar system they proposed? A taller street light may be needed at the tot lot to fully illuminate it at night as opposed to bollard lights.

The Board reviewed correspondence from 13121 Tannery Ridge Drive and 23406 Winemiller Way requesting waiver of ACC fines now that the violations have been corrected. The Board directed Abaris to inspect both homes to confirm compliance and then waive the ACC fines.

The Board requested management to send out the security schedule from T. Cooper via email to all Board members for the month of March.

The Board discussed a few spring projects such as power washing the entrance signs and repairing the paver sidewalks in Ridgetop Park (Webster Hill Court). Should we arrange for these repairs to be done on a time and materials basis by our handyman contractor now that spring is here?

There being no further business, the Board meeting was adjourned at 7:40 p.m. The next meeting scheduled for April 11, 2019.