

CLARKSBURG RIDGE HOA
BOARD OF DIRECTORS MEETING
DECEMBER 12, 2019

MINUTES

Board Members in Attendance:

Christopher Castellano
Olga Pagoda
Valli Sivasailam
Melissa King

Shireen Ambush, Abaris Realty

The ACC hearings were called to order at 6:30 p.m. ACC Hearings were held for all owners who failed to comply with the exterior maintenance citations from the annual inspection of all homes this spring. The Board voted to levy a fine of \$100 against all owners who did not comply.

The Board held a hearing for the unauthorized exterior modifications made by the owner of 13118 Tannery Ridge Drive without ACC approval. No response has been received from the owner nor did they attend the hearing as required so the hearing was held in their absence. The Board voted unanimously to require that the holes that have been dug be filled in and that the owner must submit an ACC application that outlines what exactly he plans to do in the way of exterior modifications and all work must cease until such time that their application is approved by the ACC. The Board voted to levy a \$100 fine for this violation and if it is not corrected, subsequent \$100 fines will be levied every 30 days.

The Board meeting was called to order at 7:03 p.m.

PROPOSED 2020 BUDGET:

The Board reviewed and discussed the proposed 2020 budget that has been mailed to all homeowners and includes a 2% increase in the HOA fee for next year. There being no questions or comments on the proposed budget, the Board voted unanimously to adopt the budget as proposed. The final, approved budget will be mailed to all owners. The Board requested that a few reminders be included in the budget mailing as follows:

- Snow removal reminders
- Parking reminders – abide by the No Parking signs along the County roadways which also allows for effective snow removal by giving proper clearance for the snow plows. Illegally parked vehicles will be ticketed and/or towed.

MINUTES:

The Board reviewed the minutes of the October 10, 2019 Board meeting. A motion was made, seconded and carried unanimously to approve the minutes as written.

MANAGEMENT REPORT:

The Board reviewed correspondence from the owner of 13220 Dutrow Drive requesting a waiver of an ACC fine. The Board voted to deny the request since the siding is still dirty and they have not corrected the violation.

The Board reviewed the request from the owner of 13115 Tannery Ridge Drive requesting a waiver of a fine that was levied for not submitting the lease per the annual lease requirement policy. The Board requested that Abaris check the file to see if they submitted the lease on time last year and if so, they were aware of the policy and fines for non-compliance and the fine will not be waived.

The Board reconsidered the renewal contract from T. Cooper Security for security patrol services in 2020 and voted to accept it on an as needed basis. The Board requested service during evening/night hours 3 consecutive days at a time for the last 2 weeks of December avoiding the actual holiday on December 25th.

The Board discussed the letter received from the attorney representing the owner of 13218 Dutrow Drive which is being responded to by the HOA's legal counsel.

It was reported that there is a broken tree stump sticking out of the ground along Winemiller Way. Abaris will have it removed.

The Board voted unanimously to accept the snow removal contract from Brightview for the rear HOA owned alleyways and HOA owned sidewalks in the townhome sections. Abaris will conduct an on-site meeting with Brightview to make sure they understand which areas fall under their contract versus areas that fall under the County or the homeowners' responsibility.

OLD/NEW BUSINESS:

None

There being no further business, the Board meeting was adjourned at 7:37 p.m. The next meeting scheduled for February 13, 2020.