

**CLARKSBURG RIDGE HOA
BOARD OF DIRECTORS MEETING &
2020 SUBSEQUENT ANNUAL MEETING
FEBRUARY 11, 2021**

MINUTES

Board Members in Attendance:
Christopher Castellano
Valli Sivasailam
Olga Pagoda

Shireen Ambush, Abaris Realty
Henry Leung, Abaris Realty
Glen Charles, Abaris Realty

The Board meeting was called to order at 7:04 p.m.

MINUTES:

The Board reviewed the minutes of the December 10, 2020 Board meeting. A motion was made, seconded and carried unanimously to approve the minutes as written.

SUBSEQUENT ANNUAL MEETING:

Shireen Ambush confirmed that all homeowners were sent notification of this Subsequent Annual Meeting on October 5, 2020. Pursuant to Section 5-206 of the Maryland Non-Stock Corporate Article, those homeowners in attendance at this meeting will automatically constitute a quorum. At this Subsequent Annual Meeting, the term currently held by Christopher Castellano expires. At this time, the floor was open for nominations. Chris was nominated for another term. There being no other nominations, the floor was closed. A motion was made to elect Chris for another 3-year term by acclamation. The motion was seconded and carried unanimously.

MANAGEMENT REPORT:

The Board reviewed the appeal from the owner of 13218 Dutrow Drive on the ACC application that the ACC voted to deny for a water feature in front of the home. The Board voted unanimously to deny the appeal and uphold the decision of the ACC. The homeowner will be notified accordingly.

The Board requested Abaris to send a letter to the owner of 13201 Dutrow Drive requesting that they trim the branches of their tree that is extending into the playground by March 31, 2021 or the HOA's landscape contractor will be hired to trim the branches at their expense.

The Board requested Abaris to send a letter to the owner of 13303 Dutrow Drive to remove or conceal the lights strung in the front porch overhang within 10 days or fines in the amount of \$100 per month will be levied for as long as the string lights are visible from the street.

The Board reviewed the request from the owner of 23400 Tailor Shop Place to waive the \$100 fine that was levied for non-compliance of inspection citations. The exterior porch light is in compliance however, they still cannot store the trash cans in plain view. The homeowner will be notified accordingly.

The Board voted unanimously to grant the extension request from the owner of 13206 Dutrow Drive until April 1, 2021 for compliance with the inspection citations.

The Board requested Abaris to obtain bids for the 2021 grounds maintenance contract and to include a bid from the company that services the neighboring community, Woodcrest.

OLD/NEW BUSINESS:

Shireen Ambush advised the Board that Palmer Brothers has left more stone samples at the retaining wall that is in need of repair so the Board can make a final decision on which stone they should use. Board members are to visit the wall to view the samples and notify Shireen of the final decision.

The Board voted unanimously to accept the proposal from Playground Specialists to re-mulch all playgrounds in the spring as soon as winter is over.

There being no further business, the Board meeting was adjourned at 7:45 p.m. The next virtual meeting is scheduled for Thursday, April 8, 2021.