

CLARKSBURG RIDGE HOA
BOARD OF DIRECTORS MEETING
APRIL 8, 2021

MINUTES

Board Members in Attendance:
Christopher Castellano
Melissa King
Olga Pagoda

Henry Leung, Abaris Realty
Kaitlyn Ambush, Abaris Realty

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

MINUTES:

The Board reviewed the minutes of the February 11, 2021, Board meeting. A motion was made, seconded, and carried unanimously to approve the minutes as written.

MANAGEMENT REPORT:

The Board held hearings for owners who have not provided their leases. Owners who have not submitted their leases will be fined.

The Board reviewed the draft 2020 audit from Goldklang Group. The Board voted unanimously to approve the draft audit.

The Board voted unanimously to keep \$25,000 in Members Equity and transfer the remaining \$60,411 into the reserve fund.

The Board reviewed the draft updated reserve study from Property Diagnostics and had some questions before accepting the draft. Management will reach out to the engineer for answers to the Board's questions.

The Board reviewed the ACC application for 13218 Dutrow Drive and unanimously voted to deny the application due to the lack of information provided.

The Board unanimously approved the installation for security cameras at 13227 Dutrow Drive.

The Board unanimously approved to accept the proposal from FSC for tree removal next to 13307 Catawba Manor Way.

The Board discussed parking issues on Tailor Shop Place. Management will send a letter to 23408 Tailor Shop Place regarding the parking rules.

The Board unanimously approved to grant extensions until April 30, 2021, for 23400 Tailor Shop Place and 23408 Winemiller Way regarding the 2020 inspections.

The Board discussed the spring walkthrough with FSC and will decide on a date over email.

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.

OLD/NEW BUSINESS:

The Board discussed the spring walk-through with FSC and will decide over email on a date to meet.

2021 ANNUAL MEETING

Henry Leung announced that we have not met the quorum requirement in the Bylaws to hold the Annual meeting this evening. As the notice to all homeowners stated, a Subsequent Annual Meeting will be held on June 10, 2021 at which time the quorum requirement is waived per Maryland law.

There being no further business, the Board meeting was adjourned at 8:02 p.m. The next virtual meeting is scheduled for Thursday, June 10, 2021.