

**CLARKSBURG RIDGE HOA**  
**BOARD OF DIRECTORS MEETING**  
**August 12, 2021**

**MINUTES**

Board Members in Attendance:

Christopher Castellano

Valli Sivasailam

Melissa King

Shireen Ambush, Abaris Realty

Kaitlyn Ambush, Abaris Realty

Henry Leung, Abaris Realty

3 Homeowners in attendance.

The Board meeting was called to order at 7:41 p.m.

HOMEOWNER COMMENTS

Sherrí Lamothe commented that she does not agree with Abaris' management fee increase.

Marina Arul requested a response from the Board after providing her response to the letter received regarding the removal of a tree stump in the front yard, which was also identified by Sherrí Lamothe on the ACC. The Board requested Marina to provide all documentation regarding this matter for further review and discussion.

The owner of 13215 Dutrow Drive commented on a large white van that is parked along Dutrow Drive and due to the way the vehicle is parked, it is at risk of being damaged by vehicles entering and exiting their units.

Christopher Castellano commented on another vehicle parked on Dutrow Drive. The vehicle has a flat tire, and the front bumper is falling off.

MINUTES:

The Board reviewed the minutes of the June 10, 2021, Board meeting. A motion was made, seconded, and carried unanimously to approve the minutes as written.

MANAGEMENT REPORT:

The Board discussed the 2022 proposed budget draft, provided by Abaris, and agreed to have the proposed 2022 Budget and cover memo letter sent to all residents.

The Board reviewed the request from the owners of 23451 Tailor Shop Place to have a tree trimmed in the backyard of the unit. Abaris contacted FSC to provide a proposal to trim the overhanging tree back. A motion was made, seconded, and carried unanimously to approve the proposal provided by FSC to trim the tree.

The Board discussed the recent request to update the ACC guidelines. The Board requested that Abaris provide any examples from neighboring communities, that have recently made changes to their ACC guidelines, and provide it to the Board as guidance to make any changes to the ACC guidelines in the Clarksburg Ridge HOA. The Board agreed to table further discussion on this topic until Abaris provides the requested information.

The Board discussed the request from the owners of 12 Dutrow Court to fill the holes in the backyard near the sound wall. The Board agreed to hold off on this project until Abaris investigates if there will be any further roadway plans along Dutrow. The Board also agreed to walk the property, in the interim, to determine if the holes in the backyard are a safety hazard.

The Board discussed the Summer Newsletter and unanimously agreed not to send it out.

OLD/NEW BUSINESS:

The Board reviewed Abaris' 2022 Community Inspections proposal and tabled this discussion until the Board receives clarifications from Abaris regarding the proposal.

There being no further business, the Board meeting was adjourned at 7:59 p.m. The next virtual meeting is scheduled for Thursday, October 14, 2021.