

CLARKSBURG RIDGE HOA
BOARD OF DIRECTORS MEETING
October 14, 2021

MINUTES

Board Members in Attendance:
Christopher Castellano
Valli Sivasailam
Melissa King
Olga Pagoda

Glen Charles, Abaris Realty
Kaitlyn Ambush, Abaris Realty

3 Homeowners in attendance.

The Board meeting was called to order at 7:02 p.m.

HOMEOWNER COMMENTS

Sherri Lamothe made several comments regarding the proposed 2022 budget.

MINUTES:

The Board reviewed the minutes of the August 12, 2021, Board meeting. A motion was made, seconded, and carried unanimously to approve the minutes as written.

MANAGEMENT REPORT:

The Board discussed and approved the 2022 budget, provided by Abaris. A formal notification will be sent to all homeowners with the approved 2022 budget.

The Board discussed and approved the resolution from the Goldklang Group to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion.

The Board discussed the ACC application submitted by 23512 Clarksburg Road and the correspondence with 23514 Clarksburg Square Road. The Board agreed this is a neighbor-to-neighbor dispute and decided to review the submitted application to see if any work was done outside of what was initially approved in the submitted application.

The Board discussed the basketball hoop on Catawba Manor Way and requested Abaris to take pictures to determine if the basketball hoop is located on HOA property or on the street.

OLD/NEW BUSINESS:

The Board discussed and tabled the proposal from FSC to install pavers along Webster Hill Way. The Board decided to bid out this job.

The Board discussed and tabled the proposal from FSC to replace the rotten playground timber until the springtime (late March or early April).

* The Board discussed the 2022 Landscape and 2021-2022 Snow removal contracts from FSC and voted to table both approvals until FSC provides an update on the replanting project.

The Board reviewed and approved Abaris' 2022 Community Inspections proposal, as it was already included in the proposed 2022 budget, which has since been finalized.

There being no further business, the Board meeting was adjourned at 8:05 p.m. The next virtual meeting is scheduled for Thursday, December 9, 2021.