

CLARKSBURG RIDGE HOA
BOARD OF DIRECTORS MEETING
APRIL 14, 2022

MINUTES

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

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

3 Homeowners in attendance.

The Board meeting was called to order at 7:05 p.m.

HOMEOWNER COMMENTS

Howard Bernstein reported that the railings on the steps by the townhomes on Dutrow Drive are rusted at the base and look like they were snapped off.

MINUTES:

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

MANAGEMENT REPORT:

The Board discussed the 2021 draft audit that was prepared by the Goldklang Group and unanimously voted to approve the 2021 draft audit.

The Board discussed and unanimously approved sending homeowners who have not submitted their 2022 lease to be called to a hearing at the June 9, 2022, Board meeting at 6:30 pm.

The Board discussed the 2022 common area inspection that was conducted by Abaris' Inspections Department and agreed to review the common areas inspection report and send a list prioritizing Safety, Aesthetics, and Annual Maintenance to management to get pricing from the handyman to complete. Chris mentioned satellite wires and for the inspection department to make note of them on the 2022 Home Inspections

The Board discussed the playground equipment that is loose and the lag screws that are coming loose on the playground equipment. Chris mentioned the playground equipment has the phone number of the company that installed them, and Abaris confirmed that we will reach out to them and have all playground equipment secured.

The Board discussed the difference between county-owned and HOA-owned sidewalks and inquired about who is responsible for the maintenance of the sidewalk the County or the Association.

The Board discussed the outstanding violations from the 2021 Annual Inspection and requested Abaris to provide a carryover list of homes that have not repaired their 2021 Home Inspection violations and mark the 2021 outstanding violations on the 2022 Home Inspections.

OLD/NEW BUSINESS:

The Board discussed and unanimously approved Triple R's proposal for Trash services throughout the community and approved the termination of Potomac Disposal's contract.

The Board discussed the paver project and unanimously agreed to table the approval until a site visit with Palmer Brother's is conducted to inspect and ask additional questions about the sample pavers.

There being no further business, the Board meeting was adjourned at 8:03 p.m. The next virtual meeting is scheduled for Thursday, June 9, 2022.