

**CLARKSBURG RIDGE HOA**  
**BOARD OF DIRECTORS MEETING**  
**AUGUST 10, 2023**

**MINUTES**

Board Members in Attendance:  
Christopher Castellano  
Olga Pagoda

Shireen Ambush, Abaris Realty  
Kaitlyn Ambush, Abaris Realty

1 Homeowner in attendance.

The Board meeting was called to order at 7:07 p.m.

HOMEOWNER COMMENTS

None.

MINUTES:

The Board reviewed the minutes of the June 8, 2023, Board meeting. A motion was made, seconded, and carried unanimously to approve the minutes as written.

MANAGEMENT REPORT:

The Board discussed and unanimously approved the draft 2022 audit report prepared by Goldklang Group.

The Board discussed and unanimously approved the outstanding invoices from Facility Service Company and O'Leary Asphalt. Abaris will issue the payments to the respective contractors.

The Board discussed the ACC fine waiver request from the owner of 13117 Tannery Ridge Drive and would like confirmation that the work has been completed and the violations have been brought to compliance before approving the waiver request.

The Board formally acknowledged Valli's resignation from the Board and agreed to have Abaris reach out to Jennifer Barnawi to inquire if she is still interested in joining the Board.

There being no further business, the Board meeting was adjourned at 7:19 p.m. The next virtual meeting is scheduled for Thursday, October 12, 2023.