

Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
June 11, 2025

Present: Michael Adere, Suzanne Thompson, Elizabeth Miller, Anne Benedicto, Maria Grier, Cokie Sewell, Sean Cummings, and Mary Lynn Sallette, Community Manager.

Absent: Todd Edwards and Valerie Smith.

Guests: None.

Quorum: Quorum was achieved.

I. Call to order

Michael Adere called the meeting to order at 7:00 p.m.

II. President's Report

None.

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Anne Benedicto made a motion to approve the May minutes. Suzanne Thompson seconded the motion. The motion was unanimously approved.

V. Open Forum

V. Committee Reports

A. ARB

The agenda was included from the previous meeting.

B. Open Space

C. Pool and Rec Committee

The pool is well- attended by the residents.

VI. Old Business

None.

VII. New Business

A. Speed bump proposal

Members reviewed a proposal to install a speed bump on Sharps Drive by John Charles Landing.

Motion: Anne Benedicto made a motion to approve the proposal from Dominion Paving to install a speed bump on Sharps Drive for \$6830.00. Suzanne Thompson seconded the motion that carried unanimously.

B. N V Tree Experts Inc proposal

Members reviewed a proposal from N V Tree Experts Inc for tree removal and tree work in the community.

Motion: Cookie Sewell made a motion to approve the proposal from N V Tree Experts Inc. Anne Benedicto seconded the motion that carried unanimously.

C. Fence changes for Architectural Guidelines

Members reviewed changes to the Architectural Guidelines requested by the ARB.

Motion: Suzanne Thompson made a motion to approve the changes regarding fences in the Architectural Guidelines. Anne Benedicto seconded the motion that carried unanimously.

D. Mailbox replacement on Cider Barrel Circle

Members reviewed a proposal to replace a mailbox on Cider Barrel Circle requested by the Post Office.

Motion: Anne Benedicto made a motion to approve the proposal from Main Street mailboxes. Cookie Sewell seconded the motion that carried unanimously.

E. Bamboo

Members discussed the issue of bamboo in the community. Mary Lynn Sallette will put an article in the newsletter about Bamboo.

F. Noise complaint

Mary Lynn Sallette discussed a noise complaint at 14322 Silo Valley View.

VIII. Management Report

D. Income and Expense

The April Income and Expense reports were approved.

E. Delinquencies

The Board adjourned to executive session to discuss legal matters.
The Board adjourned to regular session.

IX. Community Update

X. Michael Adere adjourned the meeting at 7:50 p.m.