

Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
April 10, 2019

Present: Todd Edwards, Michael Adere, Suzanne Kunz Thompson, Elizabeth Miller, Cookie Sewell, and Mary Lynn Sallette, Community Manager.

Absent: Melvin Hardy, Jim Katcham, Kishore Raheja, and Tony De Gennaro.

Guests: None.

Quorum: Quorum was achieved.

I. Call to Order

Todd Edwards called the meeting to order at 7:00 p.m.

II. President's Report

Todd Edwards said it had been a fairly quiet month.

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Suzanne Kunz Thompson made a motion to approve the minutes, seconded by Michael Adere. The motion carried. Cookie Sewell and Elizabeth Miller abstained from the vote.

IV. Open Forum

V. Committee Reports

A. ARB

The agenda and application list were included for review.

B. Open Space

All of the work approved at the March meeting has been completed.

C. Pool and Rec Committee

The pool company is gearing up for the season.

VI. Old Business

None.

VII. New Business

A. Yellow curb painting proposals

The Board reviewed three proposals to clean and paint the yellow curb at the townhome areas of the community.

Motion: Michael Adere made a motion to approve the proposal from Dominion Paving to clean and paint the yellow curb at the townhome areas of the community. Cookie Sewell seconded the motion that was unanimously approved.

B. Brightview proposals

Members reviewed three proposals from Brightview for work on Canteen Ct, for new fire lane signs, and for replacement trees in the common area throughout the community. The work on Canteen Ct and the tree replacement will be paid from the Capital Reserve account. The fire lane sign replacement will be paid from the Neighborhood Reserve account.

Motion: Michael Adere made a motion to approve the proposals from Brightview, seconded by Suzanne Kunz Thompson. The motion was unanimously approved.

C. M C Fence proposal

The Board reviewed a proposal from M C Fence to repair the fence along Sharps Drive by Centreville Ridge.

Motion: Michael Adere made a motion to approve the proposal from M C Fence to repair the fence along Sharps Drive. Cookie Sewell seconded the motion that carried unanimously.

D. Property maintenance hearing for 6433 Muster Ct and 6249 Clay Pipe Ct

The Board of Trustees held a hearing regarding the violation at 6433 Muster regarding cleaning the siding at the end of the home.

Motion: Michael Adere made a motion to give the homeowner at 6433 Muster Ct until May 15, 2019 to clean the siding at the end of the home. If the violation is not corrected by May 15, 2019 a monetary penalty of \$10.00 per day will be imposed up to \$300.00 and then legal action will begin to correct the violation. Suzanne Kunz Thompson seconded the motion that carried unanimously.

The Board of Trustees held a hearing regarding the parking violation at 6249 Clay Pipe Court.

Motion: Elizabeth Miller made a motion to impose a \$50.00 monetary penalty per occurrence and/or vehicle towing if the vehicles continue to park at an angle sticking out in the street. Suzanne Kunz Thompson seconded the motion that carried unanimously

VIII. Management Report

A. Income and Expense

The February financial reports were approved.

B. Delinquencies

IX. Community Update

The Board of Trustees discussed issues regarding people crossing other resident's property off Muster Ct, the service by American Disposal, a request to trim branches off a tree behind 6249 Clay Pipe Ct, parking issue with a box truck on New Braddock Rd, and a request regarding the installation of an electric vehicle charger.

X. Todd Edwards adjourned the meeting at 8:10 p.m.