

Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
March 13, 2024

Present: Todd Edwards, Suzanne Thompson, Anne Benedicto, Maria Grier, Michael Adere, Valerie Smith, Cookie Sewell, and Mary Lynn Sallette, Community Manager.

Absent: Elizabeth Miller and Sean Cummings.

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 spring is coming soon. Residents should mow the grass and maintain their property.

III. Minutes

The minutes of the February meeting were reviewed.

Motion: Maria Grier made a motion to approve the minutes.

Valerie Smith seconded the motion. The motion was unanimously approved.

IV. Open Forum

V. Committee Reports

A. ARB

There was no ARB meeting in February.

B. Open Space

A proposal is included for tree work.

C. Pool and Rec Committee

The pool company has recommended the fan motor be replaced on the pool pump motor for the main pool.

VI. Old Business

A. None.

VII. New Business

A. Fence replacement

Members reviewed a proposal from Brightview Landscaping to replace a split-rail fence by the tot lot off the gas pipeline.

Motion: Anne Benedicto made a motion to approve the proposal from Brightview Landscaping to replace the split-rail fence by the tot lot off the gas pipeline for \$1489.66. Michael Adere seconded the motion that was unanimously approved.

B. Car Break-ins

Members reviewed emails and discussed a recent rash of cars break-ins throughout the community. One resident suggested a tree be removed and that a security company be hired to patrol the community. The Board took no action on these suggestions.

C. Tree work

Members reviewed a proposal from Northern Virginia Tree Services to trim and remove trees throughout the community.

Motion: Suzanne Thompson made a motion to approve the NVTS proposal for tree work. Valerie Smith seconded the motion that was unanimously approved.

VIII. Management Report

A. Income and Expense

The January Income and Expense report was approved.

B. Delinquencies

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

IX. Community Update

- Twenty-one trash cans were removed that were recently left out on non-trash pick-up days.
- Several posts need to be replaced on townhome mailboxes.

X. Todd Edwards adjourned the meeting at 7:30 p.m.