

Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
September 9, 2020

Present: Todd Edwards, Michael Adere, Anne Benedicto, Melvin Hardy,
Kishore Raheja, Cookie Sewell, Elizabeth Miller, and Mary Lynn Sallette,
Community Manager.

Absent: Suzanne Thompson.

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 he had been dealing with corona virus issues in the community.

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Cooke Sewell made a motion to approve the minutes, seconded
by Melvin Hardy. The motion was approved.

IV. Open Forum

None.

V. Committee Reports

A. ARB

The agenda was included for review for the past few meeting.

B. Open Space

There have been some issues with Brightview over the past few months.

C. Pool and Rec Committee

No report.

VI. Old Business

A. Verizon easement

Mary Lynn Sallette said she had met with a representative from Verizon regarding the easement requested on Silo Valley View.

Motion: Elizabeth Miller made a motion to approve the Verizon easement including the recommendations from the attorney. Anne Benedicto seconded the motion that carried unanimously.

B. Multipurpose Court fencing

The Board discussed fencing the multipurpose court off New Braddock Rd. The Board decided no action would be taken at this time.

VII. New Business

A. Dominion Paving proposal

The Board of Trustees reviewed a proposal from Dominion Paving to paint parking space numbers and parking spaces on Field Flower Trail, Haysickle Ct, and Papilion Way.

Motion: Michael Adere made a motion to approve the Dominion Paving proposal to paint parking space numbers and parking spaces on Field Flower Trail, Haysickle Court, and Papilion Way. Anne Benedicto seconded the motion that carried unanimously.

B. Northern Virginia tree proposal

Members reviewed a proposal from Northern Virginia Trees to remove dead trees and plant to trees in the common areas. This would be paid from the Capital Reserve for tree projects.

Motion: Michael Adere made a motion to approve the proposal from Northern Virginia Trees to remove dead trees and plant two trees in the common area. Elizabeth Miller seconded the motion that carried unanimously.

C. Property Maintenance hearings for 6312 Field Flower Trail and 6315 Field Flower Trail

The Board reviewed the violations for each property. The violations for 6312 Field Flower Trail are: Repair/paint the bay window. Paint the railings and the

faded shutters. The violations for 6315 Field Flower Trail are: Paint the railings. Clean the steps. Repair the fence and the deck. Trim the tree and bushes in front of the home. Clean/paint/repair the area around the front door. Remove the appliances, tires, and trash on the rear deck.

Motion: Melvin Hardy made a motion to give the homeowners of 6312 and 6315 Field Flower Trail 60 days to correct any violations on their property. After sixty days the owners will be fined ten dollars per day up to the maximum of \$900.00 per violation. At that time, legal action may begin to correct any violations. Anne Benedicto seconded the motion that carried unanimously.

D. Pickleball Court

Members reviewed a proposal to paint a pickleball court at the tennis court off New Braddock Rd.

Motion: Michael Adere made a motion to approve the proposal to paint a pickleball court at the tennis court off New Braddock Rd. Cooke Sewell seconded the motion that carried unanimously.

VIII. Management Report

A. Income and Expense

The July Income and Expense reports were approved.

B. Delinquencies

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

IX. Community Update

X. Todd Edwards adjourned the meeting at 8:40 p.m.