

KINGS CONTRIVANCE BOARD MEETING MINUTES

REGULAR BOARD MEETING

WEDNESDAY, SEPTEMBER 21, 2022

THIS WAS A VIRTUAL BOARD MEETING HELD VIA ZOOM DUE TO COVID-19

APPROVED:

The regular board meeting was called to order at 7:30pm by Barbara Seely, Board Chair. Board members Fred Niziol, Melissa Hogle, John Woodson, Jeff Richmond and Ferzana Havewala were present. CA Board Representative Shari Zaret was absent. Also present were Village Manager Beverley Meyers, Covenant Advisor, Aileen McNamara and RAC member Ed Gordon.

APPROVAL OF AGENDA, BOARD AND APPEAL MINUTES

Fred made a motion, seconded by Melissa to approve the agenda for September 21 with the removal of Council Representative's report. The motion passed unanimously. Fred made a motion, seconded by Melissa to approve the minutes from the board meeting held on September 7, 2022. The motion passed unanimously with Ferzana abstaining. Fred made a motion, seconded by John, to approve the appeal minutes for 8004 Cipher Row. The motion passed unanimously with Ferzana abstaining.

RESIDENT SPEAK OUT

No residents were present for Resident's Speak Out.

ARCHITECTURAL ISSUES

Aileen presented information about 7364 Kindler Road. After discussion, a *motion was made by Fred, seconded by Melissa, to send a 15-day violation notice to 7364 Kindler Road. The motion passed unanimously with Ferzana ineligible to vote.*

Aileen presented information about 7936 Red Jacket Way. The owner had been in contact since the 15-day violation notice. The home had been a rental with plans for him to return. The Covenant Advisor and the owner could not reach a plan for repairs. *Fred made a motion, seconded by Melissa to refer the case for 7936 Red Jacket Way to the ARC for legal action, flag the lot file for violations and denial of access to CA facilities. The motion passed unanimously with Ferzana ineligible to vote.*

Barb gave an update on 9507 Gray Mouse Way. The home is currently a rental, but there are plans to replace the fence and dead trees per Barb. The home was given a 15-day violation notice at the last board meeting.

APPROVAL OF QUARTER 1 FINANCIAL REPORTS FOR FY2023

Bev reported on the current financial position. *Fred made a motion, seconded by Melissa to approve the first quarter reports and quarterly budget as presented for FY23. The motion passed unanimously.*

BOARD MEMBER SPEAK OUT

John asked if there is a new tenant for McDonalds space. Bev will check with Kimco for any update. She was informed it may take several months to hear about new tenants.

Melissa mentioned the new signage on Vollmerhausen Road in response to concerns of speeding that the board and residents had discussed earlier this year with the County.

CHAIR'S REPORT

Barb had no report.

MANAGER'S REPORT

See attached.

CLOSED SESSION FOR PERSONNEL MATTER

At 7:53pm, in accordance with the provisions of the Maryland Homeowner's Association Act of 1988, the village board adjourned the meeting and voted unanimously to go into executive session for a discussion of a personnel matter.

ADJOURNMENT

At 8:20p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Beverley Meyers
Village Manager