



Open Meeting Minutes
May 7, 2025
7:30 PM

Call to Order – Shirin made a motion to call the meeting to order at 7:32PM.

Roll Call

Shirin Bansal, President
Champagne Lawrence, Vice President
Giles Davis, Secretary
Janki Jariwala, Treasurer
Erin Spiliotopoulos, Matrix Property Management Group

Minutes

April minutes were reviewed; Shirin made a motion, Janki seconded. All present at the meeting voted in favor.

Old Business

- Reserve Study – Management has sent in the information to the vendor who will be performing the update.
- Breaker Boxes – The board and management noted that all breaker boxes need to be completed by June 16th even if they are on a list. If not, the homeowner will be fined.
- Community Events –Community day will be held on May 18th with a rain date of June 1st. It will start at 1pm by the playground.

New Business

- Tree Trimming – The Association is gathering proposals to trim the trees within the community.
- Skunk Trapping Proposal – Management reminded the community to not leave food out. The trapping has begun however, nothing has been caught yet.
- Maintenance Reminders – Management reminded community members that only liabilities will be taken care of at this time.
- Pets - Owners were reminded to clean up after pets and have their dogs remain on leash at all times.
- DCA Inspection
 - Management noted that the DCA inspection has been scheduled for June 2nd.

- Rules and Regulations – Management noted that the following update to the rules and regulations have been approved by the board.
 - IX. Fines – Fee Schedule
 - Late Fees: \$10.00. Motion made by Giles. Janki seconded; all present voted in favor.
 - X. Prohibited Items and Activities
 - No temporary screening shall be attached to the buildings, including balconies without board approval. All requests will be reviewed by the board. Shirin made a motion to accept. Champagne seconded; all present voted in favor.
 - Absolutely NO Drones are to be flown on Kingsberry property without the written consent on the property manager. Giles made a motion. Janki seconded; all present voted in favor.
 - Absolutely nothing attached to the trees within the community. Motion was made by Giles seconded by Janki. All present voted in favor.

Financials

Management noted that the association was over in expenses because of past due bills. The board is reviewing rates and hopes to invest additional money shortly.

Meeting Schedule

June 11th, July 9th, August 6th, September 10th, October 8th, November 5th, December 10th

Motion to Adjourn - Giles made a motion to adjourn at 8:09PM.