

**CLARKSBURG RIDGE HOA**  
**BOARD OF DIRECTORS MEETING**  
**OCTOBER 9, 2025**

**MINUTES**

Board Members in Attendance:  
Christopher Castellano  
Olga Pagoda  
Dath Mita

Shireen Ambush, Abaris Real Estate Management  
Andrew Moorman, Abaris Real Estate Management

2 Homeowners were in attendance.

The Board meeting was called to order at 7:03 p.m.

MINUTES:

The Board reviewed the minutes of the August 14, 2025 Board meeting. A motion was made, seconded, and carried unanimously to approve the minutes as written.

MANAGEMENT REPORT:

The Board discussed the proposal received from Capitol Grounds for the 2025-2026 snow removal services and requested Abaris to obtain additional bids for the Board's consideration.

The Board discussed the flyer from FSC requesting to schedule the 2025 landscape fall walkthrough and agreed to instruct FSC to conduct the walkthrough themselves and send a list of their recommendations to the Board for their consideration.

The Board discussed the renewal contract from FSC for the 2026 landscape maintenance. A motion was made, seconded, and carried unanimously to approve the renewal contract.

The Board discussed the request from FirstCall's subcontractor for a decision on whether to issue any payment for the two flagstone sections that were mistakenly replaced with pavers based on the subcontractor's cost for labor and materials at \$2,200. The Board also discussed the proposal from FirstCall to replace deteriorating pavers along the landing area near the steps by 23422 Dutrow Drive. The Board agreed to not pay for the extra costs of the work completed mistakenly and asked Abaris to request FirstCall's sub to proceed with the landing replacement as long as the same pricing that they quoted originally at \$12,480.00 remains.

The Board discussed the first draft of the proposed 2026 budget and requested Abaris to make revisions to it before sending it out officially as proposed.

There being no further business, the Board meeting was adjourned at 7:43 p.m.