

**CLARKSBURG RIDGE HOA  
BOARD OF DIRECTORS MEETING  
DECEMBER 11, 2025**

**MINUTES**

Board Members in Attendance:  
Christopher Castellano  
Olga Pagoda  
Dath Mita

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

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

MINUTES:

The Board reviewed the minutes of the October 9, 2025 Board meeting. A motion was made, seconded, and carried unanimously to approve the minutes as written.

MANAGEMENT REPORT:

The Board discussed the proposed 2026 budget that was sent to all owners. A motion was made, seconded, and carried unanimously to adopt the proposed 2026 budget as distributed.

The Board discussed the request from an owner to have a violation letter issued to them rescinded related to leaving food outside for cats to eat. A motion was made, seconded, and carried unanimously to approve rescinding the violation letter that was sent to the owner contingent upon her cats being fed indoors.

The Board discussed the renewal contract from FSC for the 2026 landscape maintenance, which was tabled. The Board asked Abaris to obtain competitive bids for the 2026 landscape maintenance.

There being no further business, the Board meeting was adjourned at 7:32 p.m.