

CLARKSBURG RIDGE HOA
BOARD OF DIRECTORS MEETING
FEBRUARY 12, 2026

MINUTES

Board Members in Attendance:
Christopher Castellano
Olga Pagoda

Andrew Moorman, Abaris Real Estate Management

The Board meeting was called to order at 7:01 p.m.

MINUTES:

The Board reviewed the minutes of the December 11, 2025 Board meeting. A motion was made, seconded, and carried unanimously to approve the minutes as written.

MANAGEMENT REPORT:

The Board discussed the invoice from Four Twelve Roofing for the completion of the cleaning and repairs of the retaining wall that runs behind 13201-13231 Dutrow Drive and agreed to table the release of payment for the invoice pending the Board inspecting the work completed.

The Board discussed the new Maryland law that requires that all proxies and ballots for all HOA and Condominium Association Annual Meetings and Board Elections be submitted to either a 3rd party independent election company or a homeowner in the community who is not on the Board and does not have a conflict in serving as the recipient of all homeowner votes. During the discussion, Daniel Goldberg, the owner of 13303 Dutrow Way, volunteered to be the recipient of votes for the 2026 annual meeting.

The Board discussed the proposal from FirstCall to replace the entire paver sidewalk on both sides at the front of 23420 Tailor Shop Place row of homes and agreed to table the discussion until the snow clears and the current condition of the paver sidewalk can be reassessed.

The Board discussed the proposals received for the 2026 landscape maintenance services and unanimously agreed to remain with FSC under the current contract.

There being no further business, the Board meeting was adjourned at 7:56 p.m.