

Kingsley Creek Homeowners Association, Inc.

HOA Board Meeting

Date: June 22, 2024

Time: 10:00 AM – 12:10 PM

1. Call to order – The meeting was called to order on 06/22/2024, at 10:06 am by Jon Schroeder, President of the Kingsley Creek HOA.
2. Proof of Notice – Proof of notice of the meeting was posted on the community mailboxes more than 48 hours prior to the meeting start as required on 06/20/2024 at 9:50 am.
3. Establish a Quorum of BOD – A quorum of the board was present with Jon Schroeder (President), Eli Sioushansian (Vice President), and Kevin Martin (Treasurer / Secretary). Additionally, Terrance Burns from Evergreen and approximately 12 homeowners were present for the meeting. – a quorum of the board was declared.

Old Business:

- a. The board unanimously voted to waive the reading of and to approve last meeting minutes.
- b. Officer Reports – Kevin gave an update on the budget preparation, will send to board when finance committee completes.
- c. Committee Reports - The ACC committee spoke to last minute requests, explaining they take longer because they will get pushed to the next meeting.
- d. The manager report was discussed by Terrance. A homeowner said exterior structures can be approved, Kevin stated that is not correct and Jon explained where to look in the documents for adding to homes.
  - i. **The insurance payment is due, Kevin asked Terrance what the board needed to do because there were several attachments missing in the renewal.**
  - ii. Terrance explained that all reimbursements must be set signed.
  - iii. **Jon requested an update to the email blasts to show correct info on ACC and pool.**
- e. No pool committee lead was found, motion to dismiss the committee by Jon, seconded by Kevin, unanimously approved.
- f. Clean out of the pond drain from tracts 22/14 motioned by Jon to spend approximately \$2500 to clear by Wind River. Seconded by Eli, all voted yes.
- g. Pond path discussion was decided to be tabled indefinitely.

New Business:

- a. Reimbursement for Kevin for \$251.11 for camera and cables purchase. Eli motioned to repay Kevin, Jon seconded, Kevin abstained and Eli and Jon voted yes.

- b. Motion to vote on dock for lot 54, motioned by Kevin, seconded by Eli, Jon abstained (his lot). Kevin and Eli voted yes.
- c. Motion to spend additional money on the no outlet signs was brought by Jon, seconded by Eli. Kevin voted no, Eli and Jon voted yes, motion passed to spend up to \$500.
- d. Dead tree removal request for 92664 Shipton Lane, motion to remove made by Kevin, seconded by Eli, all board members voted yes.
- e. Roy from the grounds committee spoke to moving the butterfly garden trashcan because of smell, however the trashcan is bolted down and not easily moved.
- f. The social committee is in need of a new head after Labor Day.**
- g. Alex from the Technology Committee requested UPS and FPL surge protection for the pool and equipment. Motion to pay approximately \$225 by Jon. Seconded by Kevin, all voted approval. Kevin offered to purchase.**
- h. Homeowners Steve and Cara volunteered to set garage sale dates and will get back to the board.**
- i. Reset letter discussed by Jon. He motioned to send the letter to all homeowners, Kevin seconded, all voted yes and approved.**
- j. Garbage collection standardization was discussed, need to solicit bids and make decision. Eli will contact Meridian.**
- k. Comcast is requesting to come to the neighborhood. The board requested more information and a call to comcast prior to making a decision.
- l. Contract renewal was discussed. Jon to put on the HOA calendar to take bids.**
- m. A motion was made for additional roles of two officers. Eli motioned, Kevin seconded, all voted in favor. Jon will send email to community with more information.

Open Forum:

- a. Questions were asked about fishing/pond usage. Kevin and Jon explained what was in the documents and what is allowable.
4. Adjournment - with nothing further to discuss the meeting was adjourned at 12:10 PM.