

Kingsley Creek Homeowners Association, Inc.

HOA Board Meeting

Date: November 11, 2024

Time: 7:04 PM – 9:19 PM

1. Call to order – The meeting was called to order on 11/11/2024, at 7:04 pm 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 11/08/2024 at 6:00 pm.
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, the two non-board member Vice Presidents, Spencer Deveaux from Real Manage and approximately 15 homeowners were present for the meeting. – a quorum of the board was declared.

Presentation of Reports:

- a. Kevin made a motion to forgo reading of the last months mins and approve, Eli seconded, and all three voted yes.
- b. Officer Reports. All board members yielded their time for reports.
- c. Manager's Report – Omitted as Spencer joined the call later.

Committee Reports:

- a. Finance - NSTR
- b. Grounds
  - a. Items discussed later in meeting for voting.
- c. Pool
  - a. Committee is working with RealManage to obtain quotes for cleaning of restrooms.
  - b. Small rust area was observed, working with Spencer to determine wayt forward.
- d. Technology
  - a. All cameras and computers are functional.

Old Business:

- a. Update Annual Calendar – Jon updated during the meeting
- b. Attorney Updates – No update

- c. Kevin requested reimbursement for \$32.01 for lockbox for the pool. Jon Motioned and Eli and Jon approved the reimbursement while Kevin abstained.

New Business:

- a. ACC request for homeowner on lot 64 (93017 Cheltenham) to move fence over D&A Easement. Kevin motioned to pay for half the cost, Eli seconded, all voted yes to approve.
- b. Discussion on the mail area canopy. The cost will be absorbed by the savings in the landscaping contract. Jon motioned to purchase the 6ft canopy, Kevin seconded, all voted in favor.
- c. The board looked at proposals for new landscaping contracts. Kevin made a motion to vote for Trim All to be the new provider, Jon seconded, all were in favor.
- d. The board discussed allocation of funds for Christmas decorations, Kevin motioned that \$750 be used for the holiday décor, Jon seconded, all voted yes.
- e. The board discusses the proposed changes to community standards as recommended by the ACC. Jon went through line by line for discussion. There was an open forum to discuss and no comments were made. Jon motioned to approve the new community standards, Kevin seconded, all voted in favor.

Open Forum:

- a. No Comments
4. Adjournment – The next meeting is tentatively scheduled for the week of December 20<sup>th</sup>.  
With nothing further to discuss the meeting was adjourned at 9:19 PM.