

Kingsley Creek Homeowners Association, Inc.

HOA Board Meeting

Date: March 21, 2024

Time: 6:00PM – 8:10 PM

1. Call to order – The meeting was called to order on 03/21/2024, at 6:08 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 03/19/2024 at 5:00pm.
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 15 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 – The Board waived the reports for this meeting.
- c. The committee reports were omitted for this meeting.
- d. The CERT Committee was discussed as it is not required by law. Kevin motioned to disband and Eli seconded the motion. All voted to disband the CERT Committee.
- e. **The manager report was discussed by Terrance. Terrance received two bids for engineering study, one for \$5,000 and one for \$1,900.**
- f. **Jon asked Terrance to look into the forms for electronic signature and delivery from HOA.**
- g. **Jon requested the Evergreen Contract.**
- h. **Ben was asked to send Terrance all the ACC minutes.**

New Business:

- a. Ben Sherber (ACC) spoke to requests for irrigation wells on homeowner's properties. The board looked at the working in the community documents and decided the definition for individual water supply system is for potable water as defined by law dictionaries. Because of this the board motioned (Jon motioned and Kevin seconded) to approve irrigation wells for individual lots. The board voted unanimously to approve with comments by Eli that the homeowners must maintain and concrete to prevent discoloration.
- b. **Roy from the grounds committee asked for a map for the easements and access points to ponds.**

- c. **Jon requested to hold a meeting specific to pond access, specific to lots 47/48 and 64/65. Kevin volunteered to discuss access with these specific homeowners.**
- d. **Roy brought up the damaged sidewalk on Barnwell, Terrance stated he will ask Taylor Morrison to remedy, but the board voted unanimously to approve the \$1,000 sidewalk fix after Kevin motioned and Eli seconded.**
- e. The board voted on adding the trees and garden to the landscaping contract, Kevin motioned, Eli seconded, and the motion was passed unanimously.
- f. Roy brought up a request from the grounds committee to install no outlet signs in areas of the neighborhood with no outlet. Kevin motioned for a vote and Eli seconded. Jon and Eli voted Yes, Kevin voted no and stated a gate would do more to deter unwanted traffic. The vote passed 2-1 with a spending cap of \$200.
- g. Jon requested that the grounds committee look into fixing the speed signs or finding a replacement in an attempt to keep speeding down in the neighborhood.
- h. Technology committee stated there is open WiFi at the pool now available.
- i. **A homeowner stated there is a problem with non residents using the pool area. Kevin recommended calling the police as it is a matter of law. Jon offered to reach out to local law enforcement.**
- j. There is no volunteer to lead the pool committee. If there is not pool chair by next board meeting, the board will discuss merging pool and grounds committee.
- k. There is currently no guidance on updating the community standards (ACC rules). Jon motioned to have the ACC update and the board approve. Eli seconded and all voted yes.
- l. The board discussed the community survey questions. Kevin and Eli asked for more questions on the survey and to be more detailed. Jon motioned a vote and Eli seconded. Jon abstained from the vote as the chair of the committee to update. Kevin and Eli voted yes.

Open Forum:

- a. Homeowner for lot 37 asked about the algae on the Shipton pond. The board said they would investigate and talk to pond management company.
4. Adjournment - with nothing further to discuss the meeting was adjourned at 8:10 PM.