

Kingsley Creek Homeowners Association, Inc.

HOA Board Meeting

Date: March 12, 2025

Time: 6:08 PM – 7:03 PM

1. Call to order – The meeting was called to order on 3/12/2025, 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 3/10/2025 at 5:00 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, one non-board member Vice President (Doug), 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
  - i. Yard of the month chosen
  - ii. There was discussion on late fees and unpaid dues. Spencer will be reaching out to any delinquent accounts.
  - iii. Eli motioned to put any overdue amounts over \$100 and 90 days past due be sent to collections. Kevin seconded and all voted yes.

Committee Reports:

- a. ACC – April 2<sup>nd</sup> is the next meeting. The fence over the Cheltenham pond was moved to provide access for the pond maintenance and landscaping companies.
- b. Finance – NSTR
- c. Grounds - asked about new projects, on agenda for board to vote later in meeting.
- d. Pool – NSTR
- e. Technology - Alex officially resigned as chair (moving).

Old Business:

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

New Business:

- a. Kevin motioned to approve all projects submitted by the grounds committee, Jon seconded and all voted yes.
  - a. Shipton road repair - \$1570
  - b. Trim all filling of erosion areas in back of community - \$269.79
  - c. Bike rack for back of community - \$2588.96
  - d. Trim all annual replacements - \$3179.20
- b. The maintenance tract submitted by a homeowner for the pool pond was deemed not buildable by St Johns Water Management. (Wetlands)
- c. Annual meeting notice needs to be sent out 60 days in advance, looking at the second week of June. Jon volunteered to find a location.

Open Forum:

- a. No Comments
4. Adjournment – The next meeting is tentatively scheduled for April 22nd. With nothing further to discuss the meeting was adjourned at 7:03 PM.