

Board of Directors Meeting

I Call to Order :

II Attendance: Is a quorum present?

Jon Hall – President
Mary Norris – Vice-President
Mark Sheridan –Treasurer
Robert Adams – Secretary/Webmaster
Theo Presswood – Director
Darcy Loerch – Director
Jennifer Nelson - Director
Terry Brooks (or Rhonda Burrage, Tanya Hightower) – Associa Mgr. • Welcome Terry Brooks, our new Associa (HCMS) Property Mgr.

III Visitors

NAME	Discussion Topic(s)

IV Agenda

Proposed Changes:	Accepted?

Topic	Motion to Approve	Second	Aye	Nay	Result

V Approval of Minutes

Proposed Changes:	Accepted?

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Document Title	Motion to Approve	Second	Aye	Nay	Result

VI Calendars

VI.a Review BOD Annual Calendar (Annex A)

a.i Update?

VI.b Review Meeting Calendar for CY2021

Month (CY2021)	Date	Day	Week	Month (CY2021)	Date	Day	Week
Jan	21	Thu	3rd	Jul	15	Thu	3 rd
Feb*	17	Wed	3 rd	Aug	19	Thu	3 rd
Mar	18	Thu	3rd	Sep	16	Thu	3 rd
Apr	15	Thu	3rd	Oct	21	Thu	3 rd
May	20	Thu	3rd	Nov	18	Thu	3 rd
Jun	22	Tue	4th	Dec	16	Thu	3 rd
*Canceled due to weather, workshop held 3/4/2021 with Annual meeting held 3/24/2021							

VI.c **Discuss changing meeting Day/Week of monthly meetings in 2022**

VII President’s Report

VII.a Executive Session Checklist

a.i Delinquencies

a.ii Legal Issues

a.iii Violations

a.iv Performance Concerns

a.v Other

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VIII **Financial Report**

(anticipate 30 minutes for discussion during Nov meeting)

- VIII.a Report presentation
- VIII.b Outstanding invoices – Any for discussion
- VIII.c Budget Presentation

IX **Old Business/New Business**

- IX.a ACC – Report (Non-Executive)
- IX.b Action Items
Review/Update Old Actions (action items list).

Assigned	Action	Due Date	Status
Sheridan	Establish contract with Zak-Mex for lawn servicing. Complete? Need to scope out what’s required of contractor. Zak-Mex is charging less than we’ve had in the past.	6/17/21 7/15/21	Open Mark will have something the coming week.
Mark	Verify sprinkler system is still operable after hurricane Nicholas. Identify location of broken sprinkler head. Colored stake or other marker.	9/30/21	Open
Jon & Mary	Develop policy on who can request imagery from security camera.	11/18/21	Open
Jon & Mark	Collaborate on insert for annual billing.	11/18/21	Open
Tanya Hightower	<ul style="list-style-type: none"> o Tanya to research who did the prior resurfacing o Schedule estimates for repair and/or replace 	11/18/21	Open

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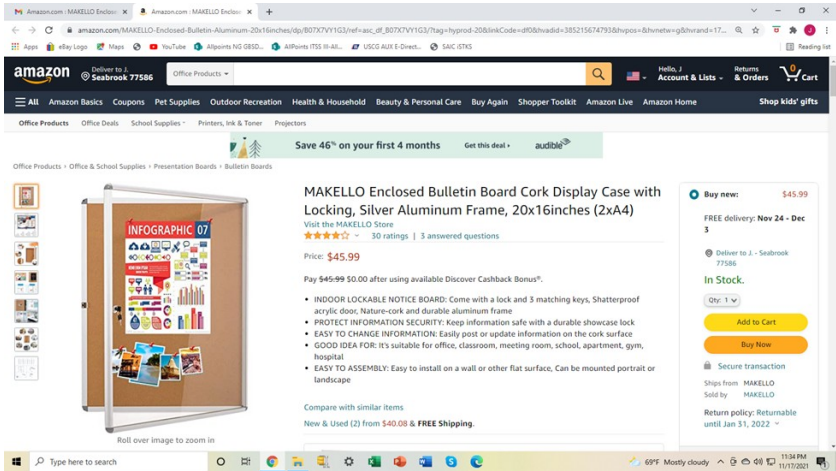
b.i New Actions:

Assigned	Action	Due Date	Status

- IX.c Contracts
 - Landscaping contract renewal under review
 - Pool maintenance contract renewal under review

- IX.d Common Areas
 - d.i Clubhouse
 - d.ii Tennis Courts
 - d.iii Sprinkler system status
 - d.iv Landscaping
 - d.v Perimeter Fence
 - d.vi Camera Fees – homeowner notification
 - d.vii Pool Issues

- IX.e New Business
 - e.i Upcoming KWPOA BOD vacancies
 - i.1 Theo has term limited out.
 - i.2 Rob and Mary are up for 2nd term.
 - e.ii Outdoor bulletin board for Club House (similar to proposed below)



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IX.f Resolutions

IX.g Website

IX.h Other Topics

X Business Meeting Record

X.a Motion to:

Motion to Approve	Second	Aye	Nay	Result

X.b Motion to:

Motion to Approve	Second	Aye	Nay	Result

Adjourn Regular Meeting: Dismissal of visitors

Motion to Approve	Second	Aye	Nay	Result

X.c Proceed to Executive Session.

Adjournment Time:

Motion	Second	Aye	Nay	Result

These Minutes were reviewed and approved
by KWPOA BOD on _____, 2021

Jon Hall: President (2021)

Date

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Annex A: KWPOA BOD Annual Calendar

KWPOA Annual Calendar and Action List

		ACTIONS	Meetings	Events
JAN	1	o--Mail Notice of Annual Meeting in Feb (30 day notice)		<i>Dues - Semiannual</i>
	2	(Notice includes request for nominations)		
	3	o--Review Annual Minutes / Financial Statement	Monthly Meeting -- Preparation for Annual Meeting	
	4	o--Decision req'd: Continue w HCMS? 30day notice by 28th Jan		
FEB	1	<i>o--Handcary Proxies / Request for Nominations</i>		
	2	o--Insurance quotes expected for Property & BoD Liability		
	3	o--Elect new Directors. Elect Officers	<i>ANNUAL MEETING / ELECTIONS / HCMS support @ MEETING</i>	
	4	o--Notify HCMS of updated Roster of Directors and Officers		
MAR	1	o--U/D Web site BoD list / signature authorities (HCMS & Bank)		
	2	o-- Insurance quote expected for Flood		
	3	o--Renew Insurance -- Property & BoD Liability	Monthly Meeting	
	4	o--Complete Fraud Risk Inquiry / Legal issues letter for Auditors		
APR	1			
	2	o--Renew Flood Insurance		TLV Annual Picnic
	3	o--Renew Electricity contract?	Monthly Meeting	
	4			
MAY	1	o--Renew Landscaping contract??		
	2			
	3		Quarterly Meeting / HCMS support @ Meeting	
	4			Memorial Day
JUN	1			
	2			
	3		Monthly Meeting	
	4			
JUL	1			<i>Dues - Semiannual</i>
	2			4th of July
	3		Monthly Meeting	
	4			
AUG	1			
	2			
	3		Quarterly Meeting / HCMS support @ Meeting	
	4			
SEP	1			Labor Day
	2			
	3	o--Request Treasurer to draft budget for following year.	Monthly Meeting	
	4			
OCT	1	o--Auditor contract		
	2	o--HCMS completes IRS tax & tax transaction filings		
	3	o--Verify tax filings completed by HCMS	Monthly Meeting - Review proposed budget for next year	
	4	o--Submit Annual Budget to HCMS/Letter to Prop Owners on change		Halloween
NOV	1	o--HCMS submits Mailout request to their contractor		
	2			
	3		Quarterly Meeting / HCMS support @ Meeting	Thanksgiving
	4	o--Poll previous Directors on interest in running for election		
DEC	1			
	2	o--Request HCMS issue Notice of Annual Meeting in Feb		
	3		Monthly Meeting	
	4			Holiday Season

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