

KIRBYWOODS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 15, 2015
1200 Pinewood Lane, 7:00 P.M.

MINUTES OF THE REGULAR SESSION

- I. Call to Order at 7:03
 - a. Jonathan Hall – President
 - b. Dave Stoops – Vice President
 - c. Graham Kenyon – Treasurer
 - d. Robert Sladek – Secretary
 - e. Kurt Karlman – Director
 - f. Robert Adams – Director **absent**
 - g. James Muras – Director **absent**

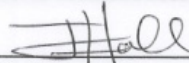
- II. Approval of Agenda
- III. Minutes of Regular Meeting
 - a. Approval of Minutes for previous Monthly Regular Meetings
 - i. May 2015 **Dave motion, Rob, seconded, unanimous in favor**

- IV. Financial Report (Graham Kenyon - Treasurer)
 - a. May Financials **_ all in order, appears (1) late account paid mostly in full.**
 - b. Supplemental Financial Reports
 - c. Credits due from HCMS **_Graham could not tell that any credit has been received from HCMS. Open item - ACTION: Graham to e-mail Bobbie and resolve.**
 - d. **ACTION: Jon to look at his notes and try to determine more detail on "\$600. delinquency charge...".**

- V. Old/New Business:
 - a. ACC (Dave Stoops – VP and Chair of ACC)
 - i. ACC requests and status
 - 1. **Presswood driveway - need to communicate that applications the driveway and the fence. ACTION Dave to contact HCMS.**
 - 2. **Kenyon gate request - Janice has approved, Dave and Rob to review and sign after the meeting.**
 - 3. **Palapa put in the back yard of a house backing (McCauly) to old kirby with no application. ACTION: Dave consult with HCMS to determine legality.**
 - ii. Other (see also Executive Mtg Agenda)
 - 1. **Next drive-through is Thursday, weather permitting**
 - b. Common areas (Kurt Karlman – Director Maintenance and Operations)
 - i. Pool House status / concerns if any
 - 1. **Hillman issues: confusion mounted from improper subdivision listed in his email.**
 - a. **Bobbie working on getting keys but name on account matches a person not in HCMS employ. ACTION: Jon, work on getting "KWPOA Directors" on account.**
 - ii. Sprinkler system status /concerns
 - iii. Landscaping status / concerns **_**
 - c. Website (Rob Adams – Director / Web Master)

- i. Quick Reference Guide – status
- d. Resolutions (Jon Hall – President)
 - i. Proposal for “Quorum to vote in new Directors” (see minutes from May mtg)
- e. Other topics
 - i. Outstanding Actions
 - ii. Revised Org Chart and Calendar/Rhythm Chart -- Hall
 - iii. Pool house rental contract. – Muras / Kenyon
 - 1. Ordinance verification – ACTION: Rob to talk to Chief Savage about site ordinance.
 - iv. Keys for PH and Utility Room - Hall
 - v. Googles site – Adams, Rob S. to send invite to Graham.
 - 1. Dave says nextdoor.com as a potential.
 - 2. Newtek Password change ACTION: Rob to get from Bobbie
 - 3. BOD needs to revisit what can be managed by contractor and what by BOD.
 - 4. ACTION: Graham talk to Bobbie on mailing second invoices.

VI. Adjourn to Executive Session at 8:08pm - Dave motioned, Rob S. seconded, All in favor

Signed:  Date: _____
 Jonathan Hall, President

Next KWPOA Board Meeting is a Monthly Meeting scheduled July 20, 2015. 7:00 P.M., Pool House.
 (Quarterly KWPOA Board Meetings occur in May, Aug, & Nov. HCMS coordinates and attends.)

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