

KIRBYWOODS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 20, 2015
1200 Pinewood Lane, 7:00 P.M.

MINUTES OF REGULAR SESSION (J. Hall)

- I. Call to Order at 7:05pm
 - 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
 - ~~g. James Muras – Director~~
- II. Establish Quorum is present to conduct business
- III. Minutes of Regular Meeting
 - i. Postponed Review and Approval of Minutes for June 2015 Regular Meeting until August Quarterly Meeting per request from Secretary
- IV. Financial Report (Graham Kenyon - Treasurer) – unable to attend, but sent email.
 - a. June 2015 Financials
 - b. Supplemental Financial Reports
 - c. Credits due from HCMS – did not discuss at July meeting.
- V. Old/New Business:
 - a. ACC (Dave Stoops – VP and Chair of ACC)
 - i. ACC requests and status – No open requests. Conducted drive-through of subdivision last week with HCMS and closed several open issues. Letters are forthcoming from HCMS on a few new issues noted during the drive-through.
 1. Other – Had discussion with property owner about unapproved palapa-style patio cover. Owner will meet with builder.
 - ii. Other (see also Executive Mtg Agenda)
 - b. Common areas (Kurt Karlman – Director Maintenance and Operations)
 - i. Pool House status / concerns if any
 1. Chairs – Property Owner's email about condition of chairs – the Property Owner that raised concerns attended the meeting and explained his experience, then provided some market research on repairing or replacing the pool-side lounge chairs. President to poll Directors via email for approval to purchase replacement chairs.
 - ii. Sprinkler system status /concerns – Entryway sprinklers are on, set to cycle every 2 days. Karlman will activate the Pool area sprinklers as soon as possible. Karlman relayed some concern raised by a Property Owner about the soil shrinkage (sink hole?) near the water meter area, which could lead to further erosion, undermining the foundation of the entry fence. Karlman and Hall to monitor shrinkage.
 - iii. Landscaping status / concerns – A Property Owner raised concerns that the Comcast TV cable was not buried, and runs along the perimeter fence, exposed to trimming hazards. Hall to discuss with TLV to determine if not burying the cable is a TLV ordinance violation.
 - c. Website (Rob Adams – Director / Web Master)

- i. Minutes from CY2014 – status? Hall explained that CY2014 Meeting Minutes needed to be posted to KWPOA Web, but this action is pending additional work by him and HCMS
- ii. Web site hosting alternatives - Adams to research alternatives to determine “best value” and submit a recommendation at the August Quarterly Meeting.

d. Resolutions (Jon Hall – President)

- i. None at this time

e. Other topics

- i. Anything to discuss? – Two Property Owners attended the Regular Monthly Meeting to express concerns about a new resident hosting noisy crowds, with numerous vehicles frequently parked on the street causing potential safety issues for children playing in the subdivision. These extra vehicles are also creating some difficulty for other residents to enter or depart their own driveways. They also mentioned a damaged vehicle being left in view. Hall agreed to contact the new resident and explain KW deed restrictions, and to check with TLV on ordinance violations.

VI. Adjourn to Executive Session at ___7:45pm___ (M=Adams, S=Stoops, V-Unanimous)

Next KWPOA Regular Board Meeting is a QUARTERLY Meeting scheduled Aug 17, 2015. 7:00 P.M., Pool House. (Quarterly KWPOA Board Meetings occur in May, Aug, & Nov. HCMS coordinates and attends.)

Signed: _____
Jonathan Hall, President



Date: _____