

KIRBYWOODS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 21, 2015
1200 Pinewood Lane, 7:00 P.M.

MINUTES OF THE REGULAR SESSION AGENDA

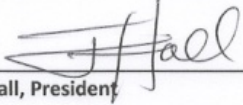
- I. Call to Order at 7:12pm
- II. Attendance / Is there a quorum present? Y Present (P), Absent (A)
 - a. Jonathan Hall – President - P
 - b. Dave Stoops – Vice President - P
 - c. Graham Kenyon – Treasurer - A
 - d. Robert Sladek – Secretary - P
 - e. Kurt Karlman – Director - P
 - f. Robert Adams – Director - P
 - g. James Muras – Director - P
 - h. Home owners Ken Dwyer and Dave Edwards were also in attendance.
- III. Minutes of Regular Meeting
 - a. Approval of Minutes for previous Monthly Regular Meetings – August 2015
 - i. No minutes available at this time - Tabled to October
- IV. Financial Report (Graham Kenyon - Treasurer) –
 - a. August 2015 Financials
 - i. No problems noted
 - ii. Discussion on plumbing repair – Need to improve communication with HCMS and Liz.
 - b. Supplemental Financial Reports
 - c. Credits due from HCMS
- V. Old/New Business:
 - a. ACC (Dave Stoops – VP and Chair of ACC)
 - i. ACC requests and status
 - 1. (1) from the Whitey's
 - 2. 918 Pinewood bamboo issue discussed. Status is they were sent a letter to resubmit for the improvement.
 - ii. Other (see also Executive Mtg Agenda)
 - b. Common areas (Kurt Karlman – Director Maintenance and Operations)
 - i. Pool House status / concerns if any
 - 1. Air conditioning system repair
 - a. Pool house renters reported that the AC was not working on Labor day. Technician was called out and reported no problems. Kurt to follow up.
 - 2. Men's toilet repair
 - a. See IV.a.ii
 - 3. Other?
 - ii. Sprinkler system status /concerns
 - 1. Did HCMS find someone to dig up the leak on Kirby Rd? Cost?
 - 2. Any further discussion about redesign of the system using drip irrigation?
 - iii. Landscaping status / concerns
 - 1. How many ligustrums/shrubs need replacing along perimeter fence?
 - 2. Bay Area Trees – trim trees around tennis court – (status from Jim Muras.)
 - c. Website (Rob Adams – Director / Web Master)
 - i. Minutes from CY2014 – status? (Ready for signatures, scanning, and posting.)

- d. Resolutions (Jon Hall – President)
 - i. None at this time
- e. Other topics
 - i. CY2016 Budget / Prep for Request for Annual Dues – to be discussed in October
 - ii. Open Actions / Anything to discuss?

VI. Adjourn to Executive Session at 8:00pm – Dave S. motioned, Rob A. seconded, all in favor.

Next KWPOA Board Meeting is a Monthly Meeting scheduled October 19, 2015. 7:00 P.M., Pool House.
(Quarterly KWPOA Board Meetings occur in May, Aug, & Nov. HCMS coordinates and attends. We may need to meet on the third Wednesday since HCMS Property Manager has a standing conflict with 3rd Mondays.)

Signed: _____ Date: _____
Jonathan Hall, President



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