

Kirbywoods Property Owners Association
Board of Directors Meeting
Tuesday April 24, 2018
1200 Pinewood Ln.
7:00 PM
Regular Meeting Minutes

- I. Call to Order 7:04 pm by Jim Muras**
- II. Attendance/is there a quorum present Yes**
- a. Jim Muras – President
 - ~~b. Ken Dwyer – Vice President~~
 - c. Amy Vidrine – Secretary
 - d. Alice McCalla – Treasurer
 - e. Rob Adams – Webmaster/Director
 - f. Theo Presswood – Director
 - ~~g. Darcy Loerch – Director~~
- III. Visitors** **Discussion Topic**
- Jim & Jackie Hayes: turned in request for a gazebo.**
- Rob Sladek**
- Jon Hall**
- IV. Approval of Minutes**
- a. March minutes **Approved.** Theo P. set in motion, Alice M. second motion, All in favor.
- V. Financial Report**
- a. Report presentation – Alice McCalla **done**
 - b. Delinquencies (Specifics to be discussed in Exec Session) **done**
 - c. Discussion
- VI. Old Business/New Business**
- a. ACC – Report
 - i. Discussion of Committee – Standing Committee
 - 1. Board Liason – Jim Muras
 - 2. Committee Members – Janice Hall, Dave Stoops
 - ii. ACC Requests
 - 1. Approved since last meeting
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2. Approved – 902 Pinewood – Pool Area, Hot tub
3. Monthly Inspection Report – General discussion **done**
4. Recurring violation notices to homeowners – Specific discussion in Executive Session (Communication with Attorney).

b. Common Areas

i. Pool House

1. New club house subdivision representative to replace Dorris Karlman **Alice McCalla volunteered. Treasurer will do this now and in the future.**
2. **Strainer for pool and tennis court resurface to discuss with Alice regarding costs.**

ii. Grounds **Theo P. will follow up with Rob S. and Darcy L.**

iii. Remodeling of club house to accommodate storage – on hold

iv. Tennis Courts **The surface is bubbling and coming up. Alice M. to see if tennis company was notified in time for repairs to be covered by warranty. July 14th 2016 was installed; to check on length of warranty and decrease the amount of time for warranty in the future since this surface did not last the expected time (9 years).**

v. Sprinkler system

1. Clubhouse area **Will check.**
2. Perimeter **Working.**

vi. Tree removal on Kirby and trimming tree over sign – approval (proposal attached). **Tree over sign has been trimmed. \$385 dead tree removal.**

vii. Camera Installation – On-going, report. **Theo P. to contact Lewis and touch base.**

viii. Perimeter landscape – On-going **addressed. Lawn company seen spraying round up around bushes and they were told to stop doing that.**

ix. Side walk repairs – Update **City is working on this. They have found an engineer.**

x. Mailbox slab repair- Completed temporary fix.

xi. Tennis court/pool keys (Jon will get spare keys made)

xii. Update on Kirbywoods entry sign renovation. Theo/Darcy

xiii. Spruce up entrance – annuals for color **\$500 budget approved. Alice M. set in motion, Jim Muras second motion and all in favor.**

c. Website

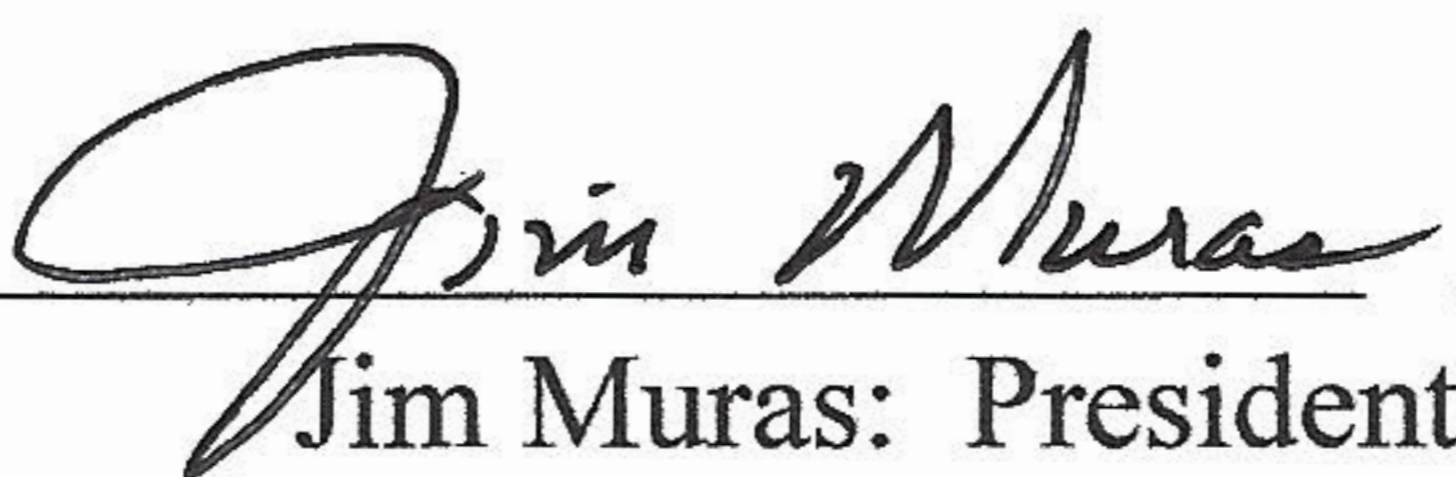
- i. Posting of minutes – lost minutes **found and sent to respective parties**
- ii. Update of email addresses – Working
- iii. HCMS communications site – TownSq.
 1. Sign-up – have board members signed

d. Resolutions – None

- e. Other Topic
 - i. Board member concerns
 - ii. Presidents comments
 - 1. Subdivision HO closing documents – message from Dana
 - 2. Cost to HOA - \$0.
 - 3. Visited with Knutson's, delivered keys.
 - 4. Need for new keys.
 - 5. Flood insurance renewal
 - 6. Renew landscape contract (due in May)

- VII. Adjourn regular meeting
 - a. Dismissal of visitors
 - b. Proceed to Executive Session.
 - c. Adjournment Time **8:02 pm by Jim Muras**

These Minutes were reviewed and approved
By KWPOA BOD on May 23, 2018

 9/2/19
Jim Muras: President Date