

**Kirbywoods Property Owners Association**  
**Board of Directors Meeting**  
**Wednesday May 23, 2018**  
**1200 Pinewood Ln.**  
**7:00 PM**  
**Regular Meeting Minutes**  
**Quarterly Meeting**

**I. Call to Order 7:07 PM by Jim Muras**

**II. Attendance/is there a quorum present Y**

- 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 ABSENT~~
- g. ~~Darcy Loerch – Director ABSENT~~
- h. Rikki Block - Associa

**III. Visitors**

**Discussion Topic**

Andrew True  
Jon Hall

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**IV. Approval of Minutes**

- a. April minutes **Approved. Ken Dwyer set in motion, Alice McCalla second motion and all in favor and approved.**

**V. Financial Report**

- a. Report presentation – Alice McCalla
- b. Delinquencies (Specifics to be discussed in Exec Session)
- c. Discussion **To go through contracts and see if any need to be renewed or get new bids. Theo Presswood's company to be on vendor list.**

**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 - 1018 Live Oak – Construction of Gazebo in back yard with metal roof. Approved on condition that it meets City approval.
2. Monthly Inspection Report – General discussion **Rikki Block did today**
3. 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 – Advised Dorris Karlman to get with Alice to relinquish keys and other.

ii. Grounds

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

iv. Tennis Courts – Report from Alice regarding Warranty of work.

v. Sprinkler system

1. Clubhouse area
2. Perimeter

vi. Tree removal on Kirby and trimming tree over sign – approval (proposal attached).

vii. Camera Installation – On-going, report. **Pole being built**

viii. Perimeter landscape – Need authorization to trim trees and remove dead tree - \$308.51 (We have not voted on this expenditure) **Jim Muras to email Alice McCalla name of company. Voted and approved. Ken Dwyer set in motion, Amy Vidrine second motion and all in favor and approved for this to cost no more than a total of \$350.**

ix. Side walk repairs – Update **Jon Hall sent email to Jack Friday and cc the mayor. Jon H. talked with Jack Friday. Jack F. survey 5/23/18 the street and sidewalks.**

x. Mailbox slab repair- Permanent fix with sidewalk repairs **to be done when other cement is fixed.**

xi. Update on Kirbywoods entry sign renovation. Theo/Darcy - status

xii. Spruce up entrance – annuals for color – status **completed**

c. Website

i. Posting of minutes **rebuilding**

ii. Update of email addresses – Working



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- iii. HCMS communications site – TownSq.
    - 1. Sign-up – have board members signed
  - d. Resolutions – None
  - c. Other Topic
    - i. Board member concerns
    - ii. Presidents comments
      - 1. Flood insurance renewal Being reviewed
      - 2. Renew landscape contract (due in May) Being reviewed
      - 3. The original neighborhood night out moved to “National Night Out” 1<sup>st</sup> Tuesday in October.

- VII. Adjourn regular meeting
  - a. Dismissal of visitors
  - b. Proceed to Executive Session.
  - c. Adjournment Time 7:05 PM by Jim Muras

These minutes were reviewed and approved  
By KWPOA BOD on July 31, 2018

 9/2/19  
Jim Muras: President      Date