

**Kirbywoods Property Owners Association**  
**Board of Directors Meeting**  
**Wednesday January 23, 2019**  
**1200 Pinewood Ln.**  
**7:00 PM**  
**Regular Meeting Minutes**

**I. Call to Order** 7:04pm

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

- a. Jim Muras – President
- b. Ken Dwyer – Vice President
- c. Rob Sladek – Secretary
- d. Alice McCalla – Treasurer
- e. Rob Adams – Webmaster/Director
- f. Theo Presswood – Director
- g. Darcy Loerch – Director

**III. Visitors** **Discussion Topic**

- Bob Newt - Info on surveillance System and entrance lighting
- Ross Paternoster
- Robyn Cortinas
- John Hall

**ACTION – Alice to send copy of letter to residents via email.**

**ACTION - Jim. Have copies of letter on hand at annual.**

**IV. Approval of Minutes**

- a. November minutes (No December Meeting)
  - a.i. Alice motioned to accept, Darcy second, All in favor.

**V. Financial Report**

- a. Report presentation – Alice McCalla
  - i. Having trouble getting reports from HCMS – will discuss in more detail during the executive session.
  - ii. Reviewed Alice’s charts for 2018 spent and 2019 budget proposal.
  - a-iii. Ken moved to accept, Rob A second, all in favor
- b. Outstanding invoices – Any for discussion
- c. Delinquencies (Specifics to be discussed in Exec Session)



d. Discussion

**VI. Old Business/New Business**

**a. ACC – Report**

i. Discussion of Committee – Standing Committee

1. Board Liaison – Jim Muras
2. Committee Members – Janice Hall, Dave Stoops

ii. ACC Requests

1. 835 Pinewood – Window replacement - approved
2. 1019 Live Oak – Roof replacement - approved

iii. November, December, January drive-through report. (None available at present)

b. Review “action items” list.

c. Common Areas

i. Pool House – None known at this time.

ii. Swimming Pool

1. Possible repair of south strainer – In 2019 Budget

iii. Electrical

1. None known at this time.

iv. Club house

1. Remodeling of club house to accommodate storage – on hold until 2019

1.a. Will discuss in executive session

v. Tennis Courts

1. No repairs to be done at this time.

vi. Sprinkler system status – Report from Theo

1. Update – repairs required.

vii. Removal of growth on north entry wall – The work has been completed.

**ACTION - Theo to look at exit side sign lighting.**

vii.

**ACTION - Alice to put line item in budget for entrance decorations. Theo knows a**

**guy.**

viii. Camera Installation

1. Up and running, retention time 30 days.

2. Painting of control box – Black to match pole.

2.a. ACTION – Theo to lead

3. Review of images – black screen on license camera. Actual images do show license plate on still-images so the information is available however not on the live-feed.

ix. Landscaping to camouflage control box. Requested Theo to give us a proposal.



x. Management of flower beds at trees at corner of Pinewood and Kirbywoods Dr.

xi. Side walk repairs –

~~xi.1.~~ Rob S. updated from City Hall January 9<sup>th</sup> meeting

**d. Website**

i. Posting of minutes – Status

ii. Email blast regarding tree trimming - done

e. Resolutions – Key resolution to be adopted. Alice has resolution however board has not signed.

**f. Other Topics**

i. Status of rehab center on Kirby.

ii. Nextdoor site – quite informative (a little petty).

iii. Annual meeting – TLV Meeting room. (May not be courtroom)

iv. Annual Meeting – Report Meeting will be held February 20, 2019

1. Review agenda

2. Reports

3. Provide copy of 2019 Budget

**VII. Adjourn regular meeting**

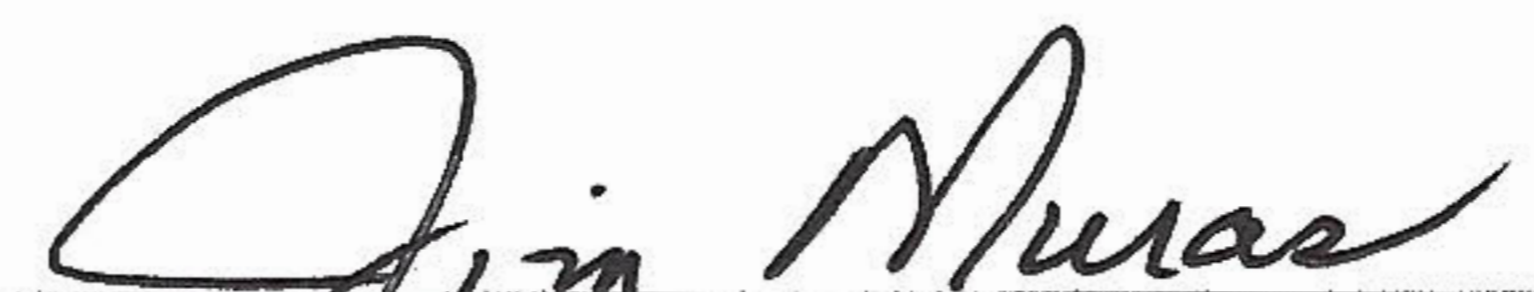
a. Dismissal of visitors

b. Proceed to Executive Session.

c. Adjournment Time 8:16

i. Rob S. motioned to adjourn, Rob A. second, All in favor

These Minutes were reviewed and approved  
by KWPOA BOD on March 27<sup>th</sup>, 2019

  
\_\_\_\_\_  
Jim Muras: President (2018)

3/1/19  
\_\_\_\_\_  
Date