

Kirbywoods Property Owners Association
Board of Directors Meeting
Wednesday March 27, 2019
1200 Pinewood Ln.
7:00 PM
Regular Meeting Minutes

I. Call to Order 7:01pm

II. Attendance/is there a quorum present Y N

- a. Jon Hall – President
- b. Ken Dwyer – Vice President
- c. Robert Sladek – Secretary/Webmaster
- d. Alice McCalla – Treasurer Not Present
- e. ~~Russ~~ Russ Paternoster – Director
- f. Theo Presswood – Director Not Present
- g. Darcy Loerch – Director Not Present

III. Visitors	Discussion Topic
<u>Jim Muras</u>	<u>None</u>
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_____	_____

IV. Approval of Minutes

- a. January minutes (February was an annual meeting)
 - a. Ken motioned to accept, Ross 2nd, All in favor

V. Officer election

~~V.~~ No changes to roster presented. Ken motion to accept Officer roles as listed above, Rob second, All in favor

VI. Financial Report

- a. Report presentation – Alice McCalla
- b. Outstanding invoices – Any for discussion
 - i. Infocus – Need to contact Infocus and schedule a meeting to discuss the latest invoice.
 - 1. Need to justify the invoice of \$4,300.
 - 2. Need to discuss monthly fee?

ACTION: Ross to research contracts and invoices and schedule a meeting with InFocus at the clubhouse. Resource Alice, Jon and Jim Muras.

ACTION: Ross to send request for sales tax exemption certificate to Jon who forwards to Amanda.

ACTION: Ross to send request for tax return to Amanda.

ACTION: Ross to send Amanda an email requesting audit approach and amount.

b-c. Delinquencies (Specifics to be discussed in Exec Session)

e-d. Discussion

VII. 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 - none

iii. November, December, January drive-through report. (None were available since 2018)

ACTION: Jon to forward to Ken to resolve discrepancies. Ken new lead for ride list

b. Review “action items” list.

ACTION: Rob S Action to contact Rob A. to recover any designs he had for storage.

c. Common Areas

i. Pool House – None known at this time.

ii. Swimming Pool

1. Possible repair of south strainer ? not yet

iii. Electrical

1. None known at this time.

iv. Club house

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

v. Tennis Courts

1. No repairs to be done at this time.

vi. Sprinkler system status – Report from Theo

1. Update – repairs required.

vii. Camera Installation

1. Up and running, retention time 30 days.

viii. Landscaping to camouflage control box. Requested Theo to give us a proposal. Theo provided proposal to Ken at annual meeting.

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

x. Side walk repairs – (No update).

d. Website

i. Posting of minutes – Status

e. **Resolutions** – None

f. Other Topics

i. Status of rehab center on Kirby. Ken to update BOD next meeting

ii. Nextdoor site –

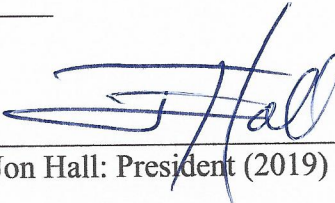
VIII. Adjourn regular meeting

a. Dismissal of visitors

b. Proceed to Executive Session.

c. Adjournment Time 8:23pm

These Minutes were reviewed and approved
by KWPOA BOD on April 25th, 2019



Jon Hall: President (2019)

8/02/19

Date