

**Kirbywoods Property Owners Association**  
**Board of Directors Meeting**  
**Thursday April 25, 2019**  
**1200 Pinewood Ln.**  
**7:00 PM**  
**Regular Meeting Minutes**

I. Call to Order 7:03pm

II. Attendance/is there a quorum present Y x N   

- a. Jon Hall – President
- b. Ken Dwyer – Vice President
- c. ~~Robert Sladek – Secretary/Webmaster~~
- d. Alice McCalla – Treasurer
- e. Rouss Paternoster – Director
- f. ~~Theo Presswood – Director~~
- g. ~~Darey Loerch – Director~~

III. Visitors	Discussion Topic
<u>Mickie Dion</u>	<u>Tree landscaping,</u>
<u>palapa, satellite dishes, sheds,</u>	
<u>Lynn Paternoster</u>	<u>No</u>
<u>topics</u>	
<u>Amanda Cox (Associa)</u>	<u>No</u>
<u>topics</u>	

IV. Approval of Minutes

- a. March 2019 minutes M=Ross, S=Ken, Motion to approve minutes carried

V. Financial Report

- a. Report presentation – Alice McCalla – emailed report to members
- b. Outstanding invoices – Any for discussion – InFocus issue resolved. Thanks, Ross
- c. Delinquencies (Specifics to be discussed in Exec Session)
- d. Discussion: Alice – mailing problems (Associa), Arrears are ok, Associa Management Fee increase? (Please justify. – Action to Amanda)
  - i. Amanda to reconcile monthly Associa billing to verify fixed versus variable costs.

- ii. Amanda to review Monthly Reports for page count / contents
- iii. Amanda to pull p all disbursements to Canady & Canady, and to Karen Canady. (Ross questioned if we “got what we paid for on annual audits?”)

## 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

#### iii. Drive-through report for April 2019. (None were available for Nov, Dec, Jan, Feb, Mar due to personnel turnover at Associa)

- iii-1. Amanda provided list to Ken. Mostly gutter growth and mildew on houses. Ken to review and authorize mail out of notifications.

### 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 ?

#### iii. Electrical

1. None known at this time. Porch outlet mentioned by Rob S.

#### iv. Club house

1. Remodeling of club house to accommodate storage – on hold until 2019. Rob Adamas plan? Rob Sladek’s plans?

#### v. Tennis Courts

1. No repairs to be done at this time. Suggestion: add wind screens and a backboard.

1-a. Action to Ross: get estimated price for wind screens / Backboard.

#### 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. Alternate bids? Ken asked that Theo resend the proposal. Ross asked his landscaper for a proposal.

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

x. Side walk repairs – (No update). Explained the source of funds was a Metro tax, and that we had a new area Commissioner unfamiliar with the initiative.

**d. Website**

i. Posting of minutes – Status No report

e. **Resolutions** – Key resolution to be adopted. Alice has resolution however board has not signed. This was completed for the Annual Meeting. (Complete.)

**f. Other Topics**

i. Status of rehab center on Kirby. (Project cancelled?) Yes

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

iii. TownSq – (Associa) – no news about KW

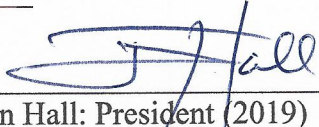
**VII. Adjourn regular meeting**

a. Dismissal of visitors

b. Proceed to Executive Session.

c. Adjournment Time 8:34pm

These Minutes were reviewed and approved  
by KWPOA BOD on May 30<sup>th</sup>, 2019

  
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Jon Hall: President (2019)      8/2/19  
Date