

**Kirbywoods Property Owners Association  
Board of Directors Meeting**

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**Thursday July 25, 2019  
1200 Pinewood Ln.  
Regular Meeting Minutes**

**I. Call to Order** \_\_\_\_\_ **7:06pm** \_\_\_\_\_

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

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

<b>III. Visitors</b>	<b>Discussion Topic</b>
<u>None</u> _____	_____
_____	_____
_____	_____

**IV. Approval of Agenda** – as drafted for June

**V. Approval of Minutes**

- a. MayApril 2019 minutes: tabled to next meeting. Ross motioned, Alice seconded, All in favor

\*\*ACTION: Rob to determine all approved minutes for 2019. Bring copies for Jon to sign at next meeting.

\*\*ACTION: Rob to put on agenda for next meeting all minutes that need approval

**VI. Financial Report**

- a. Report presentation – Alice McCalla
- b. Outstanding invoices – Any for discussion
- c. Delinquencies (Specifics to be discussed in Exec Session)
- d. Discussion

**VII. Old Business/New Business**

- a. **ACC – Report** – no requests outstanding
  - i. Discussion of Committee – Standing Committee

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1. Board Liaison – Ken Dwyer
2. Committee Members – Jim Muras, Janice Hall, Terri Stoops
- ii. ACC Requests – none active
- b. Review “action items” list.

**c. Contracts**

- i. We have no “Active” contracts.

**\*\*ACTION: Ross working to renew contracts.**

**e.d. Common Areas**

- i. Pool House – None known at this time.
- ii. Swimming Pool
  1. Possible repair of south strainer ?
  - ~~1-2.~~ Need south light replaced

**\*\*ACTION: Jon to get with Amanda to work with pool vendor to fix**

- iii. Electrical
  1. None known at this time.
- iv. Club house
  1. Remodeling of club house to accommodate storage – on hold until 2019. Rob Adamas plan? Rob Sladek’s plans?

**\*\*ACTION: Rob to work up quotes for discussion at next meeting**

- v. Tennis Courts
  - ~~1-a.~~ Suggestion: add wind screens and a backboard.
- vi. Sprinkler system status – Report from Theo
  1. Update – Theo repaired some sprinklers and submitted an invoice with no detail.

**\*\*ACTION: Theo to provide detail to support invoice.**

- vii. Camera Installation
  1. Up and running, retention time 30 days.
  - ~~1-2.~~ Are the cameras covered under our insurance policy? Ross is currently working on that.
- viii. Landscaping to camouflage control box. Requested Theo to give us a proposal. Theo provided proposal to Ken at annual meeting. Alternate bids?

1. Management of flower beds at trees at corner of Pinewood and Kirbywoods Dr. – resolved. Approx. \$300.

~~ix-2.~~ Ross to work on seasonal color.

- ix. Side walk repairs – (No update).

1. Jon met with Adrian Garcia’s team, they are very anxious to hold a town hall.

~~x-2.~~ Jon talked to Jon Keeney – they have received funds and are working in CLF and plan to start repairs in KirbyWoods soon.

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**d.e. Website**

i. Posting of minutes – Status working

i.ii. New design on test domain.

**f. New Business**

i. Discussion about new church, traffic

**\*\*ACTION: Rob to follow-up with Robyn about sign lettering**

**e.g. Resolutions** – Key resolution to be adopted.

**f.h. Other Topics**

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

1. Account sign-up?

1.ii. Orange cone at Handicap ramp on the NW corner of Kirby Woods and Live Oak. Jon alerted TLV Mayor Keeney of the hazard and they are working quickly to correct.

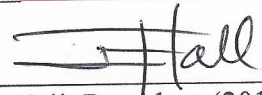
**VIII. Adjourn regular meeting**

a. Dismissal of visitors

b. Proceed to Executive Session.

c. Adjournment Time 9:07pm Alice, Ross All

These Minutes were reviewed and approved  
by KWPOA BOD on August 22<sup>nd</sup>, 2019

  
\_\_\_\_\_  
Jon Hall: President (2019)

8/22/19  
\_\_\_\_\_  
Date