



Board of Directors Regular Meeting

- I. Call to Order 19:04
- II. Attendance/is there a quorum present? Y
  - a. Jon Hall – President
  - b. Ken Dwyer – Vice President
  - c. Robert Sladek – Secretary/Webmaster
  - d. Alice McCalla – Treasurer
  - e. Ross Paternoster –Director
  - f. Theo Presswood – Director
  - g. Darcy Loerch – Director
  - h. Amanda Cox – Associa Mgr.

III. Visitors

NAME	Discussion Topic(s)
None	

IV. Agenda

Proposed Changes:	Accepted?
Resolution for a new, one-time setup fee from HCMS Associa for new homeowners	Yes
Discuss 2019 accomplishments for annual meeting presentation	Yes
Motion to Approve	Second
Robert Sladek	Ken Dwyer
	Aye
	Nay
	Result
	6 0 Pass

V. Approval of Minutes

Proposed Changes:	Accepted?
No formal meeting in November (lacked quorum)	
No meeting scheduled for December	
Document Title	Motion to Approve
Oct. 2019 Reg. Minutes	Darcy Loerch
	Choose an item.
	Second
	Ken Dwyer
	Choose an item.
	Aye
	Nay
	Result
	6 0 Pass

VI. Calendars

- a. Review BOD Annual Calendar (Executive Annex A)
  - i. Rob S to verify the minutes for 2019 Annul were distributed to the BOD for review.
- b. Review Meeting Calendar for CY2019
  - i. Jon updated annual calendar based on director responses.
  - ii. Need to assign proxy walking responsibilities. (Alice)



**VII. Financial Report**

- a. Report presentation – Alice McCalla
- b. Outstanding invoices – Any for discussion
- c. Discussion

**VIII. Old Business/New Business**

- a. ACC – Report (Non-Executive)
  - i. 907 Live Oak
- b. Action Items
  - i. Review/Update Old Actions (action items list).
    - 1. Rob to distribute after the meeting
  - ii. New Actions:

Assigned	Action	Due Date

- c. Contracts
- d. Common Areas
  - i. Pool House
  - ii. Swimming Pool
  - iii. Electrical
  - iv. Club house
    - 1. Kitchen Remodel
  - v. Tennis Courts
    - 1. Timer needs to be reset
    - 2. Court surface needs to be cleaned. Ross requested a bid from Jay Nichols Construction for \$550.00 to chemical clean it.
  - vi. Sprinkler system status – Report from Theo
  - vii. Camera Installation - remove from future Agenda
    - 1. Need to understand who has access
      - a. Rob to find password and instruction for app
  - viii. Landscaping to camouflage control box. – remove from future Agendas
  - ix. Side walk repairs
    - 1. Jon to get website summary from Jim
  - x. Kitchen Remodel
    - 1. Rob to revise to incorporate only lower cabinets, larger pantry and lighter color. Send revision to BOD
- e. New Business
- f. Resolutions



- i. HCMS has implemented a new \$35.00 fee for new homeowners directly that will be explained to them at closing. BOD posed questions to Amanda to get answers.
- g. Annual Meeting Special Reports
  - i. Major accomplishments
    1. Landscape contractor
    2. Color at the entrance
    3. New electric provided
    4. New insurance – better coverage
    5. Windscreens at tennis court
    6. Refinished front sign
    7. Lighting at entrance
    8. Revised Holiday decorations
    9. Website overhaul
    10. South end lighting fixed at pool
  - ii. Treasurer’s Report
    1. Stayed within budget
    2. Capital Reserves at ~ \$68M.
- h. Website
  - i. Jon Hall setup as Author role to test.

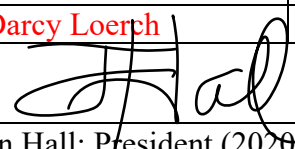
i. Other Topics

**IX. Adjourn Regular Meeting**

- a. Dismissal of visitors
- b. Proceed to Executive Session.
- c. Adjournment Time **20:32**

Motion	Second	Aye	Nay	Result
Robert Sladek	Darcy Loerch	6	0	Pass

These Minutes were reviewed and approved by KWPOA BOD on March 12, 2020

  
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 Jon Hall: President (2020)

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 Date 3/15/20