



KirbyWoods Property Owners Association
Board of Directors Regular Meeting Minutes

Thursday, June 18, 2020

- I. **Call to Order 19:03**
- II. **Attendance/is there a quorum present? Y**
 - a. Jon Hall – President
 - b. Robert Adams –
 - c. Robert Sladek – Secretary/Webmaster
 - d. Mary Norris – Vice-President
 - e. Ross Paternoster – Treasurer
 - f. Theo Presswood – Director
 - g. Darcy Loerch – Director
 - h. Amanda Cox – Associa Mgr.

III. **Visitors**

NAME	Discussion Topic(s)
Robyn Cortinas	
Erin True	
Jeff Folse	
Jacilyn	
Bobby and Kathryn Gardner	

IV. **Agenda**

Proposed Changes:	Accepted?
Motion to Approve	Second
Choose an item.	Choose an item.
	Aye
	Nay
	Result

V. **Approval of Minutes**

Proposed Changes:	Accepted?
Document Title	Motion to Approve
May 2020 Reg. Minutes	Robert Sladek
	Second
	Mary Norris
	Aye
	Nay
	Result
	4
	0
	Pass

VI. **Calendars**

- a. Review BOD Annual Calendar (Executive Annex A)
 - i. Need redline from Ross for 2020 updates
- b. Review Meeting Calendar for CY2020

VII. **Financial Report**



- a. Report presentation – Ross Paternoster
- b. Outstanding invoices – Any for discussion
 - i. Holt and Young for audit several years ago. Ross is working
 - ii. Associa expenses still outstanding
 - iii. Associa is well aware of double billing issue and working to correct it ASAP.

b-c. Discussion

VIII. Old Business/New Business

- a. ACC – Report (Non-Executive)
 - i. (5) ACC applications processed.
 - 1. (2) Tree Removals
 - 2. (1) Window Replacement
 - 3. (1) Fence Stain
 - 4. (1) Generator (~~Withdrawn~~)
 - a. Recommendation from Jon Hall to approve. ACC to considered arguments and determined the KWPOA setback requirements do not apply to mechanical equipment including Generators. BOD recommends the ACC approve the request as submitted.
- 4.5. Flag pole rejection/guidance follow-up – discuss in executive

- b. Action Items
 - i. Review/Update Old Actions (action items list).
 - ii. New Actions:

Assigned	Action	Due Date

- c. Contracts
- d. Common Areas
 - i. Club house
 - 1. Kitchen Remodel
 - 2. Parking lot restriping / power wash
 - ii. Tennis Courts
 - 1. Power wash surface
 - 2. Future repairs/enhancements (e.g., pickleball lines)
 - a. Still need to get the best value – Rob to follow-up with Ross.



- i. Gardners recommend using medium-blue lines to be consistent with similar installations. i.e., Middlebrook and Heritage Park.

iii. Sprinkler system status

- 2.1. Perimeter is looking dry – Rob S. to check system and start watering

~~iii.~~iv. Landscaping

~~iv.~~v. Sidewalk repairs

e. New Business

f. Pool Access: members interested in a reservation system.

- i. Amanda to send example of how people are using Townsquare to make reservation by 06/24.–

- ii. Consider using a whiteboard at the pool. – Mary to take lead.

- v.iii. Amanda to follow-up with GCA to ensure pumps are flowing properly.

e.g. Resolutions

f.h. Website

g.i. Other Topics

IX. Business Meeting Record

- a. Motion to: Replace bathroom locks to keypad entry not to exceed \$300.

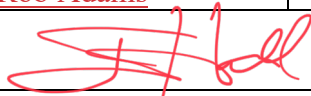
Motion to Approve	Second	Aye	Nay	Result
<u>Jon Hall</u>	<u>Mary Norris</u>	<u>5</u>	<u>0</u>	<u>Pass</u>

X. Adjourn Regular Meeting

- a. Dismissal of visitors
- b. Proceed to Executive Session.
- c. Adjournment Time 20:00

Motion	Second	Aye	Nay	Result
<u>Mary Norris</u>	<u>Rob Adams</u>	<u>5</u>	<u>0</u>	<u>Pass</u>

These Minutes were reviewed and approved by KWPOA BOD on August 20th, 2020


 Jon Hall: President (2020)

11/15/20
 Date