



I. Call to Order Click or tap to enter a date.

II. Attendance/is there a quorum present?

- 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)
Jim Muras	Sidewalk and TLV update
Mark and Diane Sheridan	Sidewalk work and Fiberoptic cable
Erin True	
April Sinex	

IV. Agenda

Proposed Changes: Accepted?

Motion to Approve	Second	Aye	Nay	Result
Theo Presswood	Robert Sladek	5	0	Pass

V. Approval of Minutes

Proposed Changes: Accepted?

Document Title	Motion to Approve	Second	Aye	Nay	Result
June 2020 Minutes	Rob Adams	Mary Norris	5	0	Pass



VI. Calendars

- a. Review BOD Annual Calendar (Annex A)
 - i. Update?
- b. Review Meeting Calendar for CY2020

Month (CY2020)	Date	Day	Week		Month (CY2020)	Date	Day	Week
Jan	23	Wed	4th		Jul	16	Thu	3 rd
Feb	20	Wed	3rd		Aug	20	Thu	3 rd
Mar	27	Wed	4th		Sep	17	Thu	3 rd
Apr	25	Thu	4th		Oct	15	Thu	3 rd
May	28	Thu	4th		Nov	19	Thu	3 rd
Jun	18	Thu	3rd		Dec	17	Thu	3 rd

VII. President's Report

- a. Executive Session Checklist
 - i. Delinquencies
 - ii. Legal Issues
 - iii. Violations
 - iv. Performance Concerns

~~iv.1.~~ Associa contract renewal: need to strike through the areas where we will not be approving and initial. Hoping HCMS initials as well. Will officially approve next meeting.

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- v. Other

VIII. Financial Report

- a. Report presentation – Ross Paternoster
- b. Associa Billing/Accounting Issues Update
- c. Outstanding invoices – Any for discussion
- d. Discussion

IX. Old Business/New Business

- a. ACC – Report (Non-Executive)
- b. Action Items
 - i. Review/Update Old Actions (action items list).
 - ii. New Actions:

Assigned	Action	Due Date
<u>Rob S</u>	<u>Check clubhouse light</u>	<u>08/22/2020</u>
<u>Amanda</u>	<u>Contact GCA on pool repair list / estimates</u>	<u>09/17/2020</u>

- c. Contracts

~~e.i.~~ Ross to get Rob S. the contact info for the landscaper

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d. Common Areas

i. Club house

ii. Tennis Courts

1. Future Repairs/Enhancements (e.g., pickleball lines) – they are in the system but not in strongroom. Rob, Jon and Amanda to discuss

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iii. Sprinkler system status

iv. Landscaping

- ~~iv~~1. Perimeter fence behind 918 Live Oak to be replaced. Jon received quotes for BOD Review

v. Sidewalk repairs

1. Concern about the coordination of activity on Live Oak.
2. Jim Muras stated that several street lights are now out along Live Oak. He contacted the city and expects these will be repaired very soon.
3. Homeowners need to be vigilant on getting any related damage repaired by the contractor and TLV.

- ~~v~~4. Trees at north end of Pinewood: Homeowner did not want the trees removed. City will still cut the roots and the homeowner will accept all future liability including future damage.

vi. Pool Issues: pressure still low

1. Need to replace south light
2. Filter replaced.
3. No issue with overlap but reservations system not being used.
4. Off-season repairs:

~~vi~~a. Board to meet at pool to discuss repairs.

vii. Sidewalks

e. New Business

i. TLV update –

1. CLF fencing to be replaced and should correspond to meet KWPOA standard. TLV is subsidizing these repairs with \$30M. Contract has been issued and work should be starting soon.

~~e~~2. Will be looking at a tax increase for next year.

f. Resolutions

g. Website

h. Other Topics

X. Business Meeting Record

a. Motion to: Approve Associa contract with redlines

Motion to Approve	Second	Aye	Nay	Result
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Board of Directors Meeting

<u>Robert Sladek</u>	<u>Mary Norris</u>	6	0	Pass
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XI. Adjourn Regular Meeting

- a. Dismissal of visitors
- b. Proceed to Executive Session.
- c. Adjournment Time **19:57**

Motion	Second	Aye	Nay	Result
<u>Robert Sladek</u>	<u>Rob Adams</u>	6	0	Pass

These Minutes were reviewed and approved by KWPOA BOD on September 17th, 2020

Jon Hall

 Jon Hall: President (2020) 11/15/20

 Date

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Annex A: KWPOA BOD Annual Calendar

KWPOA Annual Calendar and Action List			
	ACTIONS	Meetings	Events
JAN	1 o--Mail Notice of Annual Meeting in Feb (30 day notice)		<i>Dues - Semiannual</i>
	2 (Notice includes request for nominations)		
	3 o--Review Annual Minutes / Financial Statement	Monthly Meeting -- Preparation for Annual Meeting	
	4 o--Decision req'd: Continue w HCMS? 30day notice by 28th Jan		
FEB	1 o-- Handcarry Proxies / Request for Nominations		
	2 o--Insurance quotes expected for Property & BoD Liability		
	3 o--Elect new Directors. Elect Officers	ANNUAL MEETING / ELECTIONS / HCMS support @ MEETING	
	4 o--Notify HCMS of updated Roster of Directors and Officers		
MAR	1 o--U/D Web site BoD list / signature authorities (HCMS & Bank)		
	2 o-- Insurance quote expected for Flood		
	3 o--Renew Insurance -- Property & BoD Liability	Monthly Meeting	
	4 o--Complete Fraud Risk Inquiry / Legal issues letter for Auditors		
APR	1		
	2 o--Renew Flood Insurance		TLV Annual Picnic
	3 o--Renew Electricity contract?	Monthly Meeting	
	4		
MAY	1 o--Renew Landscaping contract??		
	2		
	3	Quarterly Meeting / HCMS support @ Meeting	
	4		Memorial Day
JUN	1		
	2		
	3	Monthly Meeting	
	4		
JUL	1		<i>Dues - Semiannual</i>
	2		4th of July
	3	Monthly Meeting	
	4		
AUG	1		
	2		
	3	Quarterly Meeting / HCMS support @ Meeting	
	4		
SEP	1		Labor Day
	2		
	3 o--Request Treasurer to draft budget for following year.	Monthly Meeting	
	4		
OCT	1 o-- Auditor contract		
	2 o-- HCMS completes IRS tax & TX franchise tax filings		
	3 o--Verify tax filings completed by HCMS	Monthly Meeting - Review proposed budget for next year	
	4 o--Submit Annual Budget to HCMS/Letter to Prop Owners on change		Halloween
NOV	1 o--HCMS submits Mailout request to their contractor		
	2		
	3	Quarterly Meeting / HCMS support @ Meeting	Thanksgiving
	4 o--Poll previous Directors on interest in running for election		
DEC	1		
	2 o--Request HCMS issue Notice of Annual Meeting In Feb		
	3	Monthly Meeting	
	4		Holiday Season

