

Kirby Woods Property Owners Association of Taylor Lake, Inc.
Annual Meeting Minutes
February 19, 2020

The Annual Homeowners Meeting of the Kirbywoods Property Owners Association of Taylor Lake Village, Inc. was held on Wednesday, February 19, 2020, at the Taylor Lake Village City Hall. Members present: Ross Paternoster, Theo Presswood, Alice McCalla, Ken Dwyer, Rob Sladek and Darcy Loerch. Others present: Amanda Cox from Houston Community Management Services/Associa Houston. Quorum was not met. The meeting was called to order at 7:10 P.M.

Quorum

Quorum was not met by 4 persons/proxies. Due to the Texas Property code the meeting was held to elect 3 board members and to update the community on important items completed in 2019. No business was conducted.

Annual Meeting Minutes

The 2019 Annual minutes were reviewed.

Presidents Report

Ken Dwyer introduced the Board of Directors and Amanda Cox to the homeowners. Items completed in 2019:

- Kirbywoods signs were restored by Rob Sladek
- New flowers were installed at the front entrance
- Tennis Court windscreens were installed
- The pool light was fixed
- Worked with the City of Taylor Lake Village on sidewalk issues/repairs.
- Signed a 5-year contract for electricity at a much lower rate.
- A new landscaper was hired
- The community website was re-worked and updated

Treasurer's Report

A. McCalla reported that the community was financially healthy. The insurance for the property was increased to include the perimeter fence. The annual reserve contribution is no longer needed due to the extra coverage by the insurance of the fence. Assessments were increased by \$50. Special projects for 2020- Pool house kitchen renovation. No major discrepancies in the budget versus actual spending amounts for 2019.

Election of Board of Directors

There were three (3) open positions for election:

Theo Presswood (incumbent), Rob Adams and Mary Norris were on the ballot. No nominations were made from the floor. With no other nominations forthcoming, the floor nominations were closed.

New Business

- Due to no other nominations from the floor the following Directors were elected by acclamation:
 - Theo Presswood
 - Rob Adams
 - Mary Norris

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Open Forum

Several issues with the sidewalks were discussed. The new color at the entry was complimented. An affirmative reply was given when asked if there would be more color change. The life of the fence was discussed. A question was asked if any crimes have been committed in the community and if so was anything caught on the cameras. No crimes have been brought forward and the only request for the board to provide camera footage was for an incident that happened offsite. Police reports are readily available on Next Door.

Adjourn

There being no further business to discuss; motion was made, seconded and approved to adjourn the meeting. The meeting adjourned at approximately 8:05 P.M.

Respectfully submitted by Houston Community Management Services.

APPROVED  DATE 3/24/2021
PRESIDENT