

Kirby Woods Property Owners Association of Taylor Lake, Inc.
Annual Meeting Minutes
March 24, 2021

The rescheduled (due to inclement weather in February) 2021 Annual Homeowners Meeting of the Kirby Woods Property Owners Association of Taylor Lake Village, Inc. was held on Wednesday, March 24, 2021 (and due to COVID 19 precautions, via Zoom online). Board Members present: Jon Hall, Mary Norris, Rob Adams, Theo Presswood, Rob Sladek and Darcy Loerch. Rhonda Burrage, representing Associa/Houston Community Management Services and twenty-three owners were represented by proxy or in attendance. Quorum was not met. The meeting was called to order at 7:10 P.M. and adjourned due to lack of quorum. In accordance with guidelines from the Texas Property Code the meeting was reconvened, recognizing that the primary purpose of the meeting was the election of four Directors and to update those present, on community business. Meeting called to order at 7:13 P.M.

Annual Meeting Minutes

The 2020 Annual minutes were reviewed. Motion by Rob Sladek, second by Darcy Loerch, passed unanimously.

Presidents Report

Jon Hall introduced the Board of Directors and reviewed accomplishments throughout 2020:

- Club house was remodeled with new cabinets, countertop, & faucet. Upgraded door locks on bathrooms. and investigated a more cost-effective option for the required telephone.
- Parking lot lines were restriped.
- Tennis court: New backboard added, as well as pickle-ball court lines and made the net adjustable to accommodate either tennis or pickle-ball on our tennis court.
- Sidewalks: TLV finally repaired our uneven sidewalks.
- Street signs: TLV finally restored missing street signs.
- Entrance lights converted to LED lights to maximize savings on electricity.
- Fencing/gate: repaired a 75' segment of our KW perimeter fence and replaced a hinge on the north gate.
- Fiber optic cabling: Frontier established a fiber optic cable backbone in KW.
- Covid-19 Response: Implemented social distancing protocols for use of our facilities to reflect guidance from the Center for Disease control and established on-line monthly and annual meetings.

Treasurer's Report

Rob Sladek presented multiple financial reports showing budget and actual expenses for the year of 2020 as well as anticipated expenses and budget for 2021. In 2020, the Board opted to buy down the deductible for the property insurance policy for the community He further reflected that the reserve contributions were a little short and the association has been working to catch them up and a \$10,000 transfer to reserves occurred to help minimize the difference between what is needed and what is available, for capital expenditures being anticipated. Reports will be available on the community website.

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Election of Board of Directors

There were four (4) open positions on the Board of Directors. In compliance with term limitations, Rob Sladek was not running but incumbents Jon Hall and Darcy Loerch agreed to run for another term and owner Mark Sheridan offered to run. Fourth position will remain vacant until another volunteer can be found and they will be appointed by the Board. Motion by Mary Norris, second by Rob Adams to elect the three nominees by acclamation, passed unanimously.

Open Forum

Owner Arthur Perry asked that the Board consider a grease board or method for reserving the tennis courts. It will be taken into consideration at a future meeting. Accolades were given to Rob Sladek, for his service to the community. Jon Hall and other Directors were complimented for their dedication and continued service. Rhonda Burrage with Associa was also recognized for her assistance with problematic issues with Associa and community challenges. The next meeting of the Board of directors will be April 15, 2021 via zoom - login information will be available on the website.

Election of Officers

The following slate of Officers were elected for the coming year:

President, Jon Hall

Vice President, Mary Norris

Secretary, Rob Adams

Treasurer, Mark Sheridan

Directors at Large; Theo Presswood and Darcy Loerch

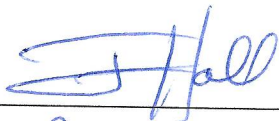
Adjourn

There being no further business to discuss; motion was made, seconded and approved to adjourn the meeting. The meeting adjourned at approximately 8:10 P.M.

Respectfully submitted,

Rhonda Burrage
Community Director

APPROVED



President

DATE

4/15/2021