

Board of Directors Meeting

I **Call to Order : 7:05pm**

II **Attendance: Is a quorum present?**

X	Jon Hall – President
	Mary Norris – Vice-President
X	Mark Sheridan –Treasurer
X	Robert Adams – Secretary/Webmaster
	Theo Presswood – Director
X	Darcy Loerch – Director
X	Jennifer Nelson - Director
X	Rhonda Burrage – Associa Mgr.

III **Visitors**

NAME	Discussion Topic(s)

IV **Agenda**

**Proposed Changes:**

**Accepted?**

<p>2a. TS Nicholas damage report and forward action</p> <p>2b. Budget draft for 2022 (note that this topic appears on our Annual Calendar.)</p> <p>2c. Annual Calendar indicates several actions coming up between now and December.)</p>	

Topic	Motion to Approve	Second	Aye	Nay	Result
	Darcy	Rob	All		Carries

V **Approval of Minutes**

**Board of Directors Meeting**

Proposed Changes:

Accepted?

No changes, approve as drafted

Document Title	Motion to Approve	Second	Aye	Nay	Result
	Jennifer	Rob	All	0	Pass

**VI Calendars**

VI.a Review BOD Annual Calendar (Annex A)

a.i Update?

VI.b Review Meeting Calendar for CY2021

Month (CY2021)	Date	Day	Week	Month (CY2021)	Date	Day	Week
Jan	21	Thu	3rd	Jul	15	Thu	3 <sup>rd</sup>
Feb*	17	Wed	3 <sup>rd</sup>	Aug	19	Thu	3 <sup>rd</sup>
Mar	18	Thu	3rd	Sep	16	Thu	3 <sup>rd</sup>
Apr	15	Thu	3rd	Oct	21	Thu	3 <sup>rd</sup>
May	20	Thu	3rd	Nov	18	Thu	3 <sup>rd</sup>
Jun	22	Tue	4th	Dec	16	Thu	3 <sup>rd</sup>

\*Canceled due to weather, workshop held 3/4/2021 with Annual meeting held 3/24/2021

**VII President's Report**

VII.a Executive Session Checklist

a.i Delinquencies

a.ii Legal Issues

a.iii Violations

a.iv Performance Concerns

a.v Other

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VIII **Financial Report**


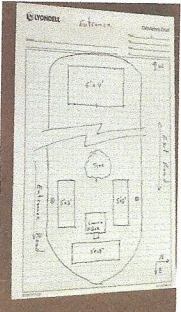
- VIII.a Report presentation – Mark Sheridan
- VIII.b Outstanding invoices – Any for discussion
- VIII.c Budget Presentation

IX **Old Business/New Business**

IX.a ACC – Report (Non-Executive)

IX.b Action Items

b.i Review/Update Old Actions (action items list).

Assigned	Action	Due Date	Status
Sheridan	<p>Establish contract with Zak-Mex for lawn servicing.</p> <p><i>Complete?</i></p> <p><b>Need to scope out what's required of contractor. Zak-Mex is charging less than we've had in the past.</b></p>	<p><del>6/17/21</del></p> <p>7/15/21</p>	<p>Open</p> <p>Mark will have something the coming week.</p>
Mark or Mary	<p>Will KW participate in National Night out in Tues Oct 5, 2021?</p> <p><b>Still time to think about it.</b></p> <p><b>Jenn motions to forego due to covid-19, Darcy 2<sup>nd</sup></b></p>	7/15/21	Closed
Jennifer	<p>Draft proposal to planter boxes for median at entryway.</p> <div style="display: flex; justify-content: space-around;">   </div>	8/19/2021	<p>Closed</p> <p>further discussion based on prototype?</p>



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Assigned	Action	Due Date	Status
	Will put together prototype box on east end.		
Rhonda Jennifer	Gulf Coast Aquatics log books, e-logs sent to Jennifer? Can this be sent automatically?  GCA could not provide log books per our request.	8/19/2021	Closed
Rhonda Jennifer	Provide copy of latest pool contract to BOD. Bathroom requirements seem a little vague. Jennifer would like to discuss with GCP.  Jennifer will draft contract requirements for bid out in Dec.	<del>8/19/2021</del> 12/16/2021	Closed
Rob A.	Get the rope for the pool safety ring.	8/19/2021	Closed

## b.ii New Actions:

Assigned	Action	Due Date	Status
Rhonda	Contact InFocus to verify system operation after Hurricane Nicholas.	9/30/21	Open
Mark	Verify sprinkler system is still operable after hurricane Nicholas.  Identify location of broken sprinkler head. Colored stake or other marker.	9/30/21	Open
Mark	Schedule budget development workshop	9/30/21	Open

IX.c Contracts

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- IX.d Common Areas
  - d.i Clubhouse
  - d.ii Tennis Courts
  - d.iii Sprinkler system status
  - d.iv Landscaping
  - d.v Perimeter Fence
  - d.vi Camera Fees – homeowner notification
  - d.vii Pool Issues

- IX.e New Business
  - a. TS Nicholas damage report and forward action
    - 1. Report to Jon which street lights are not working
    - 2. Fencing, report any down sections to Jon
  - 2b. Budget draft for 2022 (note that this topic appears on our Annual Calendar.)
    - 1. Need draft of budget for Associa mailout with 2022 expected dues announced.
  - 2c. Annual Calendar indicates several actions coming up between now and December.

- IX.f Resolutions

- IX.g Website

- IX.h Other Topics

**X Business Meeting Record**

X.a Motion to:

Motion to Approve	Second	Aye	Nay	Result

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X.b Motion to:

Motion to Approve	Second	Aye	Nay	Result

Adjourn Regular Meeting: 8:35p

Motion	Second	Aye	Nay	Result
Darcy	Rob	All	0	pass

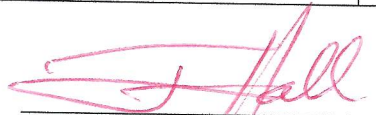
X.c Dismissal of visitors

X.d Proceed to Executive Session. 8:36p

X.e Adjournment Time: 8:45

Motion	Second	Aye	Nay	Result
Darcy	Jennifer	All	0	Pass

These Minutes were reviewed and approved by KWPOA BOD on 10/21, 2021

  
 Jon Hall: President (2021)

10/21/21  
 Date