

KIRBYWOODS HOMEOWNERS ASSOCIATION

January 20, 2022

Meeting Minutes

Call to Order

The regular monthly Board of Directors meeting for the Kirbywoods Home Owners Association was held on January 20, 2022 at 7:14 pm. Quorum was established with Jon Hall, Mary Norris, Mark Sheridan, Theo Presswood, Rob Adams, Darcy Loerch, and Jennifer Nelson. Terry Brooks representing Houston Community Management Services was present.

Visitors - Steve Blanch and Mr. Kilpatrick.

Minutes- Mark Sheridan made a motion to approve the December meeting minutes, Darcy Loerch seconded, all were in favor, motion approved.

Management Report - Management went over list of action items with the Board. Board requested that completed items be closed and to add an open item, review and approval of pool contract.

Financials- Board Treasurer Mark Sheridan went over the December treasurers/financial report Mark requested pool company to be billed and paid in the month the pool was serviced.

New/Old Business - Lawn and Sprinklers landscape proposal/contract, and pool contract were added to the agenda for discussion. Mary Norris made a motion to approve, seconded by Jenifer Nelson, motion approved.

Mark Sheridan discussed the differences between estimates received. Theo Presswood abstained from voting. Motion was made by Darcy Loerch to approve Lawn and Sprinklers landscape proposal and to move forward with signing a contract, seconded by Mary Norris, all in favor, motion approved.

Pool contract was discussed, Jenifer Nelson updated the board on pending pool estimates, four companies where solicited, one estimate needs revised. Advanced Aquatics had the lowest estimate, changes need to be made to contract, open for discussion at February meeting. Management was asked to check with Associa for recommendation.

Jon Hall, and Mark Sheridan will reach out to Zac-Mex to give notice of termination.

Surveillance policy was adopted. Motion was made by Mark Sheridan, seconded by Theo Presswood, all in favor, motion approved.

Annual meeting was discussed, notice will be posted on website, and the board will go door to door to deliver notices. Meeting to take place at Taylor Lake Village City Hall.

No ACC application to discuss.

The 2022 calendar was discussed. Board meetings will be the 3rd Wednesday of the month. Motion was made by Mark Sheridan, seconded by Darcy Loerch, all in favor, motion approved.

Jon Hall gave Presidents report informing the board that the tennis court fence had been replaced/repared, and tennis court replacement of net poles has been completed.

Jennifer Nelson will be handling all clubhouse rentals and inspections.

Adjourn

Mary Norris made a motion to adjourn, motion seconded by Jenifer Nelson, motion approved.

Meeting was adjourned to executive session at 8:48 pm next general session is scheduled for February 16, 2022.



Board Member Signature

Date