

KirbyWoods Property Owners Association Board of Directors Meeting

December 20, 2023

- I **Call to Order: 6:59 pm**
- II **Attendance: Is a quorum present? Yes**

X	Geoff Folsie - President
X	Kurt Karlman – Vice President
X	Mark Sheridan – Treasurer
X	Rob Adams – Secretary
	Teresa Horton - Director
X	Rob Sladek - Director
X	Mickie Dion - Director
X	Nate Griffin Associa Houston Community Management Services 832-864-1200 NGriffin@houcomm.com

III **Visitors**

NAME	Discussion Topic(s)

IV **Agenda**

Proposed Changes:	Accepted?
No changes	

Topic	Motion to Approve:	Second	Aye	Nay	Result

V Approval of Minutes for Monthly Meeting of Nov 30, 2023.

Proposed Changes:

Accepted?

Motion to Approve	Second	Aye	Nay	Result
Mark	Mickie	All	Non	pass

VI Calendars

VI.a Review BOD Annual Calendar (Annex A)

VI.b Review Meeting Calendar for CY2024

Month	Date	Day	Week	Month	Date	Day	Week
Jan	17	Wed	3rd	Jul	17	Wed	3rd
Feb*	21	Wed	3rd	Aug	21	Wed	3rd
Mar	20	Wed	3rd	Sep	18	Wed	3rd
Apr	17	Wed	3rd	Oct	16	Wed	3rd
May	15	Wed	3rd	Nov	15	Wed	3rd
Jun	19	Wed	3rd	Dec	18	Wed	3rd

* Annual meeting

KWPOA BOD will continue to meet on 3rd Wed of each month

Annual meeting will be 2/21/24.

VII President's Report

VII.a Executive Session Checklist

- VII.a.i Delinquencies
- VII.a.ii Legal Issues
- VII.a.iii Violations
- VII.a.iv Performance Concerns –

VIII Financial Report from Treasurer

VIII.a Report presentation

VIII.b Outstanding invoices

VIII.c Budget Presentation

- The water bill for November was over \$700 vs. a typical bill of about \$50, a continuation of the October problem
- Associa transferred the requested \$9,300 from the Reserve Account to the Operating Account
- The Fidelity account to be used for our Reserve Account has been set up. Awaiting Associa to make this transfer from Pacific Premier bank. It was approved it last week.
- Some homeowners haven't yet received the homeowner's assessment bill due 12/31/23.

VIII.c.i 2023 Budget status

VIII.c.ii 2024 Budget

IX Old Business/New Business

IX.a ACC – Report (Non-Executive)

IX.b Action Items - Review/Update Old Actions (action items list).

Assigned	Action	Due Date	Status
Geoff	<p>Explore options for high-yield commercial savings accounts for the balance in our Capital Expense Reserve Account.</p> <p>Mark talked to 3 banks. Nothing above 1% except for long term CDs.</p> <p>Will go with Fidelity if CMS' bank can't meet percentage offered in email.</p> <p>Will go w/Fidelity at 4.9% variable rate.</p> <p>Account is set up but no money in it yet.</p>	1/18/23	<p>Open</p> <p>Will close when money is actually moved.</p>
Rob S	<p>Evaluate the existing ligustrums and places for new ligustrums, as well as the sprinkler system needs to support.</p> <p>Have \$3500 quote from Bay Area to buy and plant 70 ligustrums.</p> <p>\$45 / plant for ligustrum</p> <p>Rob S. will get with Theo to count plants that need to be replaced.</p> <p>Wasting money if replace plants w/out replacing sprinkler system. Sprinkler replacement will be expensive. Recommend waiting until Aug/Sep to replace any plants.</p> <p>South main header repaired. Drip irrigation installed. More to do in the fall.</p> <p>Repairs completed along Kirby.</p> <p>Need to remove dead foliage along Kirby. Look into using funds from TLV.</p>	5/17/23	Open
Kurt/Rob S.	<p>Look into sprinkler head protection.</p> <p>Will install soon. Pipes procured.</p> <p>Most fixed but new leak at entrance water meter.</p>	6/21/23	open

Assigned	Action	Due Date	Status
Rob S/Kurt	<p>Inspect fence along Old Kirby.</p> <p>R&K walked from end to end. Rio Grande fence estimator walked with Rob S.</p> <p>A few sections need replacing, pickets here and there, some rot boards.</p> <p>Rio Grande Fence will replace for \$29/ft +\$5/ft for teardown and haul. Includes cap and crown.</p> <p>Quote @ \$34/ft was for pine, not cedar and didn't include rot board. Cedar w/rot board will be ~\$50/ft.</p>	6/21/23	Closed 12/30/23
Kelly/Mickie	<p>Get quotes for clubhouse insurance. Still looking at quotes.</p> <p>Will get quotes from Hinrich Ins Group early next year. (12/20/23)</p>	9/20/23	Open
Rob S.	Put together action plan to get rid of common areas.	9/20/23	open

IX.c Contracts –

IX.c.i Pool maintenance contract

IX.c.ii Landscaping contract

IX.d Common Areas

IX.d.i Clubhouse

IX.d.ii Tennis Courts

IX.d.iii Sprinkler system status

IX.d.iv Landscaping -

IX.d.v Perimeter Fence

See motion to repair/replace section along Old Kirby CY2024.

IX.d.vi Pool Issues –

- light is still out

IX.e Website –

IX.f New Business

- need to sign the fire insurance application. Mark will complete by 12/21/23.

IX.g Other Topics

X New Actions:

Assigned	Action	Due Date	Status

XI Business Meeting Record

Motion to: Propose spending \$10K to replace fence along old Kirby and improve landscaping in CY2023.

Motion to Approve	Second	Aye	Nay	Result
Geoff	Mark	All	None	pass

Adjourn Regular Meeting: 8:07pm

Motion	Second	Aye	Nay	Result
Mickie	Rob S.	All	None	pass

XI.a Proceed to Executive Session.

Adjournment Time: 8:15pm

Motion	Second	Aye	Nay	Result
Rob S	Mickie	All	None	pass

These Minutes were reviewed and approved by KWPOA BOD.

Geoff Folse

1/17/2024

Geoff Folse: President (2023)

Date

KirbyWoods Property Owners Association Board of Directors Meeting

December 20, 2023

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 <i>o--Handcarry Proxies / Request for Nominations</i>		
	2 o--Insurance quotes expected for Property & BoD Liability		
	3 o--Eled new Directors. Elect Officers	<i>ANNUAL MEETING / ELECTIONS / HCMS support @ MEETING</i>	
	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	<i>Quarterly Meeting / HCMS support @ Meeting</i>	
	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	<i>Quarterly Meeting / HCMS support @ Meeting</i>	
	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 & tax 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	<i>Quarterly Meeting / HCMS support @ Meeting</i>	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

things to work next year (2024)

<p>Geoff</p> <p>Rob S.</p>	<p>Explore benches for tennis court with resurfacing</p> <p>Around \$1600 / bench. Hi density poly</p> <p>Will look at other options. Check 2x4basics store on amazon.</p> <p>Will table until next year.</p>	<p>4/19/23</p>	<p>Closed</p>
<p>Rob S/Kurt</p>	<p>Investigate perimeter sprinkler system repair or replace.</p> <p>Talked to Irrigation Concepts. They want to dig up old one... table this.</p> <p>Cost prohibitive, will not persue fixing this year.</p>	<p>6/21/23</p>	<p>open</p>

KirbyWoods Property Owners Association Board of Directors Meeting

December 20, 2023

