

Kingswood Homeowners Association

Meeting Date: February 7, 2023 – 6:00pm Central

Meeting Location: Held via Zoom/Teleconference

Join Zoom Meeting:

Meeting ID: 835 7628 8743

Link: <https://us06web.zoom.us/j/83576288743>

Join by Phone via One tap mobile

One tap mobile +1 312 626 6799 US (Chicago)

Board of Director's Meeting Minutes

- I. Call Meeting to Order
 - a. A motion was made by Jonathan to call the meeting to order 6:08PM.
 - b. The motion was seconded by Nancy.
 - c. The vote in favor was unanimous, motion passes.

- II. Establish Board Quorum
 - a. Board Members Present – Nancy Williams, Lisa Newell, Jonathan Bierman, Frank Maurino and Hassan Lakhani
 - b. Owners Present – None
 - c. Others Present – Tom Ruden

- III. Approve Previous Meeting Minutes (01/25/2023 Board Meeting)
 - a. A motion was made by Jonathan to approve the 01/25/23 Meeting Minutes.
 - b. The motion was seconded by Frank.
 - c. The vote in favor was unanimous, motion passes.

- IV. Treasurer's Report – The Treasurer's Report was given by Jonathan Bierman.
 - a. Operating Funds:
 - i. Checking Account Balance: \$45,760.05 as of 02/03/2023
 - b. Reserve Funds:
 - i. Savings Account Balance: \$5,339.52 as of 02/03/2023
 - ii. CD Balance: \$21,381.06 as of 02/03/2023
 - c. Delinquencies: \$4,918.55 as of 02/03/2023

- V. Committee Reports
 - a. Architectural Control Committee
 - i. Jonathan will put together notice for PMT to send out to Owners to solicit volunteers to serve on the committee.

- VI. Manager's Report
 - a. None

- VII. Old Business
 - a. None

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VIII. New Business

- a. 2023 Pond Services (McCloud Aquatics)
 - i. A motion was made by Nancy to approve the 2023 service agreement with McCloud Aquatics in the amount of \$8,809.20
 - ii. The motion was seconded by Frank.
 - iii. The vote in favor was unanimous, motion passes.

- b. 2023 Lawn Services (Lawn Doctor)
 - i. A motion was made by Nancy to approve the 2023 service agreement with Lawn Doctor in the amount of \$2,118.50
 - ii. The motion was seconded by Frank.
 - iii. The vote in favor was unanimous, motion passes.

- c. 2023 Tree Services (Graf Tree Services)
 - i. A motion was made by Nancy to approve the tree inventory and management plan proposal from Graf Tree Care Inc. in the amount of \$1,170.
 - ii. The motion was seconded by Jonathan.
 - iii. The vote in favor was unanimous, motion passes.

- d. Topics for Future Discussion
 - i. Townhome Shared Expense Planning for 2023
 1. Nancy spoke with Townhome Board President and they are OK with being billed in arrears for 2022 for basic maintenance of shared property.
 2. Tom recommended that we get this in writing from KTHOA.
 3. KHOA and KTHOA Boards will meet Fall 2023 to plan 2024 Shared Property Budget.

 - ii. Pond Needs
 1. Aeration
 2. Erosion Mitigation
 - a. Brian from McCloud is going to look at erosion issue and provide a quote for the Board.
 3. Brush Clean-Up

 - iii. Landscaping
 1. 2023 General Landscaping Contract needed.
 - a. Tom from PMT will solicit proposals for review/approval at the next Board Meeting.
 2. Monument Garden Plantings
 3. Cul-de-Sac Island Plantings

 - iv. Watering Plan for New Plantings
 1. Landscaper using Fire Hydrants
 2. Graf Tree Care Mobile Watering Service

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- e. Next Board Meeting
 - i. March 14, 2023, 6:00PM

- IX. Open Forum
 - a. None

- X. Adjourn Meeting
 - a. A motion was made by Nancy to adjourn the meeting at 7:14pm.
 - b. The motion was seconded by Frank.
 - c. The vote in favor was unanimous, motion passes.