



Minutes of the Kiowa Park Homeowner's Association
Board of Directors Meeting
Via Zoom Meeting
February 16th, 2021

Attendance

Directors in attendance:

Chris Franzen, President
Chris Cobbley, Vice President
Monroe Peck, Secretary
Kyle Bernhardt, Treasurer
Jay Stoner, Declarant

Also, in Attendance:

Danaly Howe & Jamie McCoy, Centennial Consulting Group
5 Homeowners

Call to Order

The Board of Directors Meeting was called to order at 6:01 p.m. by Ms. Howe, noting that a quorum of the Board was present.

Review of Agenda

Ms. Howe presented the Agenda to the Directors and homeowners present.

Approval of
Previous Meeting
Minutes

Ms. Howe presented the meeting minutes from the November 17th, 2020 Board meeting. Director Franzen made a motion to approve the minutes as presented, Director Cobbley seconded, and the motion was unanimously approved.

Review of 2020
Annual Meeting
Minutes

Ms. Howe presented the meeting minutes from the 2020 Annual meeting that took place on November 17th, 2020. Director Franzen made a motion to validate the accuracy of the minutes as presented, Director Cobbley seconded, and the motion was unanimously approved. The minutes will be formally approved at the 2021 Annual meeting.

ARB Report

Ms. Howe reviewed the ARB report. The Board noted that the natural wood element on Baessler homes is improving.

Developer Report

Mr. Stoner reported that the final lots in Kiowa Park are on schedule to be completed in May or June of 2021.

Director Franzen asked Mr. Stoner if the land East of Johnson street will potentially be developed and if it will be included in Kiowa Park. Mr. Stoner advised that there may be development opportunities but that the



development would likely be a separate HOA. The Board would like to include the area in Kiowa Park if the land is developed.

Mr. Stoner advised the Board that there will be a fence and gravel installed on Tract B to mitigate weed issues.

Financial Items

Ms. Howe reviewed the Financial Statements through December 31st, 2020.

Ms. Howe reviewed the delinquency report, confirming with the Board that March 1st will be the delinquency date for Kiowa Park residents.

Ms. Howe gave the Board an update on the 2020 tax returns, noting that the deadline for Board review is March 15th.

HOA Business

Mr. Stoner advised that he prefer to maintain Declarant Control for the potential further development of Kiowa Park and will seek legal advice regarding his rights as a Declarant.

Due to weather conditions, the landscape audit originally scheduled for 2/12/2021 has been postponed.

Ms. Howe advised that Ms. McCoy will consult with the Town of Wiggins regarding the land use around Kiowa Park.

Ms. Howe presented potential wording for Architectural Guidelines regarding Seasonal Decorations. The Board will discuss appropriate wording and timeframes for Seasonal Decorations.

The Board discussed appointment of a homeowner Architectural Review Board at the next meeting. CCG will send out an email to seek volunteers prior to the next meeting.

Next Meeting

The next regular Board Meeting is scheduled for May 19th, 2021 at 6:00 p.m.

Adjournment

There being no other business to come before the Board, Director Peck made a motion to adjourn the meeting at 7:01 p.m. Director Bernhardt seconded, and the meeting was adjourned.

These minutes are approved as the official Minutes of the Meeting of the Board of Directors of the Kiowa Park Homeowner's Association, held on February 16th, 2021.



Monroe Peck

Monroe Peck (Sep 9, 2021 15:05 MDT)

Monroe Peck, Secretary






February 16th, 2021 Meeting Minutes - DRAFT

Final Audit Report

2021-09-09

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