

# Kingswood Homeowners Association

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**Meeting Date:** September 27, 2023 – 6:00pm Central

**Meeting Location:** Held via Zoom

## Board of Director's Meeting Minutes

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### I. Call Meeting to Order

- a. A motion was made by Nancy to call the meeting to order at 6:07PM.
- b. The motion was seconded by Jonathan.
- c. The vote in favor was unanimous, motion passes.

### II. Establish Board Quorum

- a. **Board Members Present:** Hassan Lakhani, Lisa Newell, Jonathan Bierman, Nancy Williams and Frank Maurino
- b. **Owners Present:** Tomas, John
- c. **Other Guests:** Tom Ruden (PMT)

### III. Approve Previous Meeting Minutes (3/27/23)

- a. A motion was made by Nancy to approve the 03/27/23 meeting minutes.
- b. The motion was seconded by Jonathan.
- c. The vote in favor was unanimous, motion passes.

### IV. Treasurer's Report – The Treasurer's report was given by Jonathan Bierman:

- a. **Operating Account Balance:** \$23,220.24 as of 9/25/23
- b. **Reserve Accounts (Combined) Balance:** \$26,844.19 as of 9/25/23
- c. **Delinquent Balance:** \$768.55 as of 9/25/23

### V. Committee Reports

- a. **Landscape Committee**
  - i. Landscape Briefing re: Winters lack of progress and status of the islands.
    1. Nancy discussed lack of progress from Winters Landscaping.
      - a. Nancy requested that Tom intervene and assist with coordinating requests of Winters Landscaping.
    2. Nancy discussed concerns about Russian Sage in island garden beds
      - a. Russian Sage was supposed to be removed in the past, but was not done.
      - b. Nancy working with Winters to remove Russian Sage
        - i. Hassan mentioned concerns with island appearance is not the Russian Sage but rather debris accumulation and lack of new mulch.

### VI. Old Business

- a. **Graf Tree Additional Tree Removal Front and Back Ponds**
  - i. A motion was made by Nancy to approve the two proposals from Graf Tree Care to remove additional trees around the front and back ponds in the amount of \$2,780.
  - ii. The motion was seconded by Frank.
  - iii. The vote in favor was unanimous, motion passes.

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## VII. New Business

### a. 2024 Budget

- i. Discussion was held throughout the meeting regarding preparation of the 2024 operating budget. The Board agreed to finalize a 2024 Budget and provide a copy to PMT along with a cover letter for mailing to the Homeowners.

### b. Retainer Agreement with KSN Law

- i. Discussion was held regarding a retainer agreement with the Association's attorney.
  1. Further discussion/vote was tabled until the next Board Meeting.

## VIII. Open Forum

- a. Discussion was held regarding concerns about cars speeding through the neighborhood and what can be done to help the situation.
- b. Discussion was held about condition of city streets and sidewalks in the neighborhood.
  - i. Sidewalks and curbs have been inspected and marked for repair or leveling.
  - ii. The City has also taken core samples from the streets to determine need for repaving.

## IX. Adjourn Meeting

- a. A motion was made by Frank to adjourn the meeting at 7:33PM
- b. The motion was seconded by Nancy.
- c. The vote in favor was unanimous, motion passes.