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**Kingswood Homeowners Association (KHOA)****Board of Directors Meeting Minutes****Date:** March 26, 2025**Time:** 7:00 PM Central**Location:** St. Charles Library – Huntley Community Room and via Zoom

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**I. Call to Order**

Meeting called to order at 7:01 PM by **Jonathan Bierman**. Second by Ross Totten.

**II. Establish Board Quorum**

Quorum established.

**III. Attendees**

- **Jonathan Bierman - BOARD**
- **Ross Totten - BOARD**
- **Jake Koors - BOARD**
- **Manny Calvillo - BOARD**
- **David Sladek - BOARD**
- **John DeSanto - Resident** (via Zoom)

**IV. Approval of Previous Meeting Minutes**

Motion to approve minutes from the November 21, 2024, meeting by **Jonathan Bierman**, second by Ross Totten. Approved.

**V. Treasurer's Report****a. Operating Funds**

- Checking Account Balance: \$42,273.44 (as of 3/26/25) with \$920 pending.

**b. Reserve Funds**

- Money Market Account Balance: \$35,574.08 (as of 2/28/25).
- Total Cash Balance: \$77,767.52

### **c. Delinquencies**

- \$1,895.00 owed by 6 homes as of 3/26/25.
- The board will continue outreach to remaining delinquent accounts.

### **d. Reserve Transfer**

- Motion to transfer \$11,500 to reserves as budgeted by Jake Koors. Second by Dave Sladek. Unanimously approved.

## **VI. Old Business**

### **a. Bylaw Amendment: Quorum & Board Member Terms**

- Discussion continued from 2024 proposal to reduce quorum and move to staggered 2-year board terms.
- Approx. 30–40% of homeowners participated previously.
- No set timeline but agreed to initiate renewed outreach effort.
- **Action Item: Jonathan Bierman** to share the list of participants and coordinate communication push.

## **VII. New Business**

### **a. 2024 Federal & State Tax Returns**

- Returns completed by GLM. Motion to ratify by **Jonathan Bierman**, second by Manny Calvillo. Unanimously approval.
- No taxes due or refunded.

### **b. Insurance Policy Renewal**

- Current AM quote at \$6,500; negotiated to \$3,600.
- State Farm provided a competitive bid at ~\$2,900 with similar coverage (slightly lower Medical Liability, including terrorism coverage).
- Medical liability increased from \$5K to \$10K.
- **Motion** to approve State Farm policy by **Dave Sladek** second by **Jonathan Bierman**. Unanimously approved.

### c. 2025 Events Schedule

- **Community Garage Sale** – Will continue with Cornerstone. Planned for late June, will continue to track when they post the date.
- **Block Party** – Targeting end of August or September. Dates to be finalized for the next meeting.
- **Fishing Derby / Golf Outing** – Both are potential events; to be discussed further.

### d. 2025 Capital Project Planning

- 2024 focused on mulch and cul-de-sacs.
- Plan for phased tree removal and replacement, especially on King James Ct and King James Ave.
  - Tree removal: ~\$1,300 per island
  - Stump grinding: \$390
  - Replacement (3 trees): \$1,200
  - Delivery & planting: \$700
  - Evergreen total: ~\$3,600; Deciduous: ~\$4,500
- Davey Tree to handle removal, Wasco for planting.
- Discussion on watering solutions for first-year plantings (hydrant attachment or green gators).
- **Action Item: Jonathan Bierman** to gather 2025 pricing for tree work, monument area, and watering options.
- **Monument Alternative:** \$2,600 quote to remove large section and seed with grass was not favored.
- **Pond Maintenance:** Rip rap on East edge discussed. Planned with McCloud for mid-April. Decided to hold off.

## **Open Forum**

### **Speeding Concerns**

- Ross Totten raised ongoing issues, particularly near bus stops.
- Coordination with Jayme and Ryan Bongard noted.
- Possibility of communication to residents or action via city council.
- **Action Items:**
  - Ross to draft messages to residents about speeding concerns and gauge interest in a petition.
  - Ross to gather resident feedback on intersection at Foxfield and King Edward (possible roundabout or 4-way stop).
  - Continue monitoring and reporting speeding issues.

### **VIII. Adjournment**

Motion to adjourn by Ross Totten, second by Manny Calvillo. Meeting adjourned at 8:05 PM.

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