

Kingswood Homeowners Association

Meeting Date: July 22, 2025 – 7:00pm Central

Meeting Location: Zoom

Board of Director's Meeting Minutes

I. Call Meeting to Order

- a. A motion was made by Jonathan to call the meeting to order at 7:01PM
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.

II. Establish Board Quorum – Jonathan Bierman, Manuel Calvillo, Jake Koors and Ross Totten

III. Owners Present – Ganesh Subramanian, Mark & Elizabeth Sullivan and Jim Sharko

IV. Approve Previous Meeting Minutes (03/26/2025)

- a. A motion was made by Jake to approve the 3/26/25 meeting minutes.
- b. The motion was seconded by Manuel.
- c. Vote in favor was unanimous, motion passes.

V. Treasurer's Report

- a. **Operating Funds:**
 - i. Checking Account Balance: \$25,579.68 as of 07/22/2025
 - b. **Reserve Funds:**
 - i. Money Market Account Balance: \$47,192.09 as of 07/22/2025
 - c. **Delinquencies:** \$0.00 as of 07/22/2025
- The Treasurer's Report was given by Jake Koors.

VI. Old Business

- a. Bylaw Amendment to Reduce Quorum & Increase Board Member Terms
 - i. The Board will review the list of Owners that have not responded and will issue a follow-up notice requesting a response.

VII. New Business

- a. Pond Signage
 - i. A motion was made by Ross table until next meeting.
 - ii. The motion was seconded by Manuel.
 - iii. Vote in favor was unanimous, motion passes.

Kingswood Homeowners Association

- b. Cul-de-Sac Island Tree Replacement (King James Ave / King James Ct)
 - i. A motion was made by Jonathan to proceed with replacing the trees in the King James Ave and King James Ct. cul-de-sac islands using Cortes Tree Removal and Wasco Nursery.
 - ii. The motion was seconded by Ross.
 - iii. Vote in favor was unanimous, motion passes.
- c. Additional Landscaping Proposals
 - i. Entrance Monument
 - 1. Tree Pruning
 - a. A motion was made by Jake to approve the quote from ZGreen Landscaping to prune the river birch trees behind the entrance monument.
 - b. The motion was seconded by Ross.
 - c. Vote in favor was unanimous, motion passes.
 - 2. Garden Bed Alterations
 - a. The Board tabled further discussion of making any garden bed alterations or additional plantings until the Board is able to meet and review the garden situation in person.
 - ii. Pond Boxelder Tree Removal
 - 1. A motion was made by Jonathan to table further discussion of removal of the two boxelder trees until additional quotes are obtained.
 - 2. The motion was seconded by Jake.
 - 3. Vote in favor was unanimous, motion passes.
 - iii. Pond Rip-Rap Replenishment
 - 1. A motion was made by Jonathan to approve the quote from ZGreen Landscaping to install 3 tons of rip-rap along the East side of the Foxfield pond for \$820. Approval is based on the a sample of the proposed new rip-rap matching the existing rip-rap.
 - 2. The motion was seconded by Jake.
 - 3. Vote in favor was unanimous, motion passes.
- d. 2025 Block Party
 - i. The 2025 KHOA Block Party is tentatively scheduled for September 13th.

VIII. Architectural Requests

- a. A motion was made by Jonathan to approve the Architectural Request from 1602 King Richard Circle to paint their exterior.
- b. The motion was seconded by Manuel.
- c. Vote in favor was unanimous, motion passes.

IX. Open Forum

- a. None

Kingswood Homeowners Association

X. Adjourn Meeting

- a. A motion was made by Jonathan to adjourn the meeting at 7:48PM.
- b. The motion was seconded by Jake.
- c. Vote in favor was unanimous, motion passes.