

KEEGANS GLEN
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN BOARD MEETING MINUTES
October 22, 2024

The Board of Director's Meeting was held on October 22, 2024

Quorum was verified

In attendance were: KGHOA Officers/Directors –Baldwin, Miller, Osborne, Cumby,
Officer - Deputy Gragg -Courtesy Patrol Officer, Williams – Administrative Service Contractor
Hayes – KGHOA Management

Absent: Board Members – Smith, Sealey, Hunter

Meeting called to order via zoom at 7:05 P.M., President Baldwin presiding.

REVIEW/APPROVAL OF APRIL MEETING MINUTES

Meeting Minutes were PRESENTED ORALLY by Hayes. The Meeting Minutes for May were accepted/approved by the BOD. Miller motioned to accept the minutes and Cumby seconded. Motion passed/Meeting Minutes were approved.

SECURITY

Security Stats were orally presented to the BOD by Deputy Gragg. Report reflected 2 burglary of motor vehicle and 1 theft from motor vehicle. Report was accepted and approved by BODs as no questions/concerns were mentioned upon conclusion of report.

MANAGEMENT

Management report was presented orally. An update of completed tasks/pending facility repair items was provided on the report. 1 ACC for roofing was received and approved, 1ACC for solar panel installation approved. 1 ACC denied and returned due to insufficient information. Management report was accepted and approved by BODs as no questions/concerns were mentioned upon conclusion of report.

TREASURER – SEALEY (Absent)

Report presented by Baldwin - Budget/Income is not keeping up with the inflation. Directors working together on a budget to be presented once completed. Baldwin stated that dues need to be increased to keep up with the rise in inflation. Miller commented that she suggests sending newsletter out with explanation of inflated costs and unaffordability to open the pool at this time along with the unsafe structural damage.

RECREATION:

Baldwin states that she intends to hold the Annual BBQ at the clubhouse. She will discuss further closer to the date.

LANDSCAPE:

Committee and management team will coordinate meeting with new companies once the BOD moves/accepts management to solicit landscape contractors for bids in the exec. portion of meeting.

GOOD NEIGHBOR:

Committee Chair Miller and Committee Member Cumby informed the BOD that they are developing a plan to work together to greet new neighbors moving into the neighborhood and present such information at a future meeting. GN committee member Cumby has suggestions to gather neighbors to help in community efforts to potentially save the Association money on projects.

OLD BUSINESS:

Cumby and Osborne met with management and contractor at the pool to review work against the presented repair estimate for the pool area. Contractor did not follow up and provide to the Association a new proposal that included repairs that were not included on original bid. He had agreed to provide photos of needed repairs but did not follow through. Obtaining more bids will be necessary per Osborne/Cumby.

Management scheduled meetings with 3 more contractors. 2 were no shows and 1 promised a proposal but did not submit one.

NEW BUSINESS:

Maintenance Fee Increase – Motion to accept the maintenance fee increase of \$31.00 was made by Miller, moved and seconded by Osborne. The increase in the amount of \$31.00 per home was voted and approved by 4 out of 7 Directors. The BOD approved for the membership rate for 2025 to be billed at \$335.00 only instead of the full \$346.00 which includes the maximum possible increase of \$31.00.

ANNOUNCEMENT:

Summary of decisions made by the BOD during the Exec Session portion at the April BOD Meeting/In between meetings was presented to KGHOA Membership orally and was inclusive of the following item(s):

1. Approval to purchase postage for delinquent collection accounts – 45 day statute letters are required to be mailed via certified mail @ \$8.55/ea. BOD approved expected max expenditure in the amount of \$2,206.00 for certified postage.

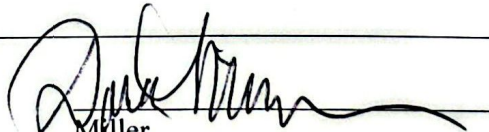
DATE OF NEXT MEETING –KG President announced the next BOD meeting to be held will be via zoom at 7 p.m. on Tuesday, December 9th provided quorum is met. November meeting of the BOD will not apply because the Annual Meeting is scheduled to be held on November 11th, 2024.

ADJOURNEMENT – Open Board meeting adjourned at approximately 8:46 P.M.

Corrections to the Minutes are:



Osborne
KG BOD Vice President



Miller
KG BOD Secretary