

Kingswood Homeowners Association

Meeting Date: September 30, 2025 – 7:00pm Central

Meeting Location: Zoom

Zoom Link:

<https://us02web.zoom.us/j/82244815423?pwd=dXUQxSE99uhESvGFWhlvNpC4EzyFoX.1>

Board of Director's Meeting Minutes

I. Call Meeting to Order

- a. Motion to call the meeting to order at 7:04PM was made by Jonathan.
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.

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

III. Approve Previous Meeting Minutes (07/22/2025)

- a. A motion was made by Jonathan to approve the 7/22/25 meeting minutes.
- b. The motion was seconded by Dave.
- c. Vote in favor was unanimous, motion passes.

IV. Treasurer's Report

- a. **Operating Funds:**
 - i. Checking Account Balance: \$15,452.98 as of 09/30/2025
- b. **Reserve Funds:**
 - i. Money Market Account Balance: \$47,256.02 as of 08/31/2025
- c. **Delinquencies:** \$0.00 as of 09/24/2025
- d. **Treasurer's Report:**
 - i. The Treasurer's Report was given by Jake Koors
 - ii. Wasco tree purchase was paid using Operating Funds.
 - iii. Consider CD investment opportunities with BMO or elsewhere – Jake will explore

V. Old Business

- a. Bylaw Amendment to Reduce Quorum & Increase Board Member Terms
 - i. A motion was made by Jonathan to table this topic for further discussion at the next board meeting.
 - ii. The motion was seconded by Ross.
 - iii. Vote in favor was unanimous, motion passes.
- b. Pond Signage
 - i. A motion was made by Jonathan to replace the Park District signs that was installed in error with signs that match, but remove the mention of bank fishing and replace it with "Kingswood HOA – Private Property – No Trespassing"
 - ii. The motion was seconded by Ross
 - iii. Vote in favor was unanimous, motion passes.

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- c. Cul-de-Sac Island Tree Replacement (King James Ave / King James Ct)
 - i. A motion was made by Jonathan to proceed with replacing the 3 spruce trees in the King James Ave and King James Ct , King William Court islands with 2 Norway Spruce trees.
 - ii. The motion was seconded by Ross.
 - iii. Vote in favor was unanimous, motion passes.

- d. Additional Landscaping Proposals
 - i. A motion was made by Jonathan to table any additional landscape work for 2025.
 - ii. The motion was seconded by Manuel.
 - iii. Vote in favor was unanimous, motion passes.

VI. New Business

- a. 2026 Service Contracts
 - i. Landscape Maintenance Contract
 - 1. A motion was made by Jonathan to approve the 2026 landscaping proposal from ZGreen Landscapes.
 - 2. The motion was seconded by Dave.
 - 3. Vote in favor was unanimous, motion passes.

 - ii. Lawn Treatment Contract
 - 1. A motion was made by Jonathan to approve the 2026 lawn treatment proposal from Lawn Doctor.
 - 2. The motion was seconded by Dave.
 - 3. Vote in favor was unanimous, motion passes.

 - iii. 2026 Pond Maintenance Contract
 - 1. A motion was made by Jonathan to approve the 2026 pond maintenance contract proposal from McCloud Aquatics.
 - 2. The motion was seconded by Dave.
 - 3. Vote in favor was unanimous, motion passes.

VII. Architectural Requests

- a. A motion was made by Jonathan to approve the Architectural Request from 1202 King James Ave to replace their roof.
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.

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VIII. Open Forum

- a. A welcome letter with KHOA information needs to be sent to any new homeowners.
- b. Ryan Johnson needs a tree removed – let them know about Cortez Tree Removal.

IX. Adjourn Meeting

- a. A motion was made by Jonathan to adjourn the meeting at 7:46PM.
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.