

Kings Cove Neighborhood Association

Saturday, October 17, 2020@11:00 a.m.

Board Meeting Minutes

Attendees:

Donna Maurer - President
Bill Fiore- Vice President
Carolyn Inhoffer-Montes -Treasurer
Terry Burt- Secretary
Dennis Thompson - KCNA Property Manager, Thompson Realty

President called the meeting to order at 11:01 a.m.

1. Review Previous Minutes- Board approved

2. Financial Review:

New Year Budget 2020-2021

Dennis stated that at the end of September an additional \$16,250 was put back into the reserve fund; reserve is now at \$85,627.01.

Carolyn had questions pertaining to page 2 and page 3, remaining budget. Dennis explained net income, remaining budget, and month to date vs year to date. Carolyn was satisfied that we should go over budget. Dennis noted the only income minus expense line item overbudget is sprinkler repair; overall we are ahead of last year.

3. Review and Discuss Accountant's Report for year ending February 29, 2020.

Donna questioned the accountant's standard statement related to reserve study. Dennis noted that this is a required accounting statement. Other complexes have many more assets than Kings Cove that warrant a study. He also suggested that since our only asset is the sprinkler system. Dennis will solicit proposals for reserve study of this asset.

OPEN ISSUES FROM SEPTEMBER:

1. Update on preparations for Annual Association meeting and Board elections under current COVID restrictions. Date letter sent to homeowners, update on Zoom preparations.

Letter was sent on Oct 12, 2020 to all property owners. Dennis stated that as of Oct 17th, he had no nominations sent but at least 10 email addresses were received. The question of how and where we handle the election meeting was addressed. System requires 2 envelopes, address, and ballot. Over Zoom the outside envelope is opened, then a judge will take out ballot envelope and place them in a box. Once all outside envelopes are opened a judge will then go back and open and read the ballots. The meeting will be Saturday, Nov 21st. Donna will contact the Elks to see if we can use their room. Dennis stated he was able to use the Elks for another property meeting.

We will need 2 judges to volunteer. In order for the voting to count we will need a quorum of homeowners to vote.

Dennis' Zoom account is available for this election and Carolyn can control Zoom to make sure everyone is muted, if it goes down reboot, etc. Emails need to first be set up in Zoom to invite homeowners to the election results meeting. Donna requested that noticeably clear directions be sent to homeowners on how to vote, what to sign and what goes in the write in vote section (not homeowners' signature) do not sign the ballot.

2. Status 7 Gull Cove to remove enclosed shower on deck, date final notice mailed, response to final notice. Homeowner supplied a handicap plaque and stated shower is not fully enclosed. Board determined that a survey should be done to account for the few enclosures that currently exists. Those will be grandfathered

in; any future enclosures will be denied and are not permitted. This information will then be added to A&L regulations. A letter will be sent to the homeowner stating because of the handicap the enclosure may stay; however, all future modifications must be submitted for review before doing any work.

3. Status of letter to homeowners with quote to remove cherry tree on Arbegast, response from homeowners. One homeowner responded that they were willing to split the cost; the second homeowner responded that they did not feel it was their responsibility. A second letter will be sent to both homeowners requesting the removal of the tree and noting that once the tree is removed the Association would be responsible for landscaping that area.

4. Backflow on Gull, date letter sent to homeowner with Fresh Cut's recommendations. Letter was just sent to the homeowner on Oct. 16th.

5. Update of Verizon Box near 52 Horizon. April called again on 10/16, Verizon stated it is still on the list and cannot give a date, check back in 2 weeks. Just before this meeting, Verizon called Dennis' cell and left a message with a phone number stating the box would be replaced tomorrow.

6. Status of Violations: Re-Inspection completed, fine letters to those who did not comply with notice. Bill requested Thompson to hold off on fine letters as a few units have completed the work and he will be sending April an updated list. Board reviewed the final list of violations; Dennis noted that fine letters will go out next week.

7. Denial of Fresh Cut quote on berms-other options, tree trimming timing. Dennis will ask another landscaper for quote on the two worst berms along Lagoon. Tree trimming request were few, trimming, seeding and aeration should begin within a week.

8. Final notice for payment of association dues was sent September 21, to one owner who is delinquent. The deadline for final payment was Oct 15th. Homeowner has not responded to any requests for payment. Dennis will start the lien process.

NEW ISSUES SINCE SEPTEMBER MEETING:

1. #60 Horizon Sprinkler bill- A board member questioned the status of this private property sprinkler bill. Fresh Cut responded that there have been no bills for this property sent to Kings Cove. It was suggested that we notify Fresh Cut that no future invoice will be paid if #60 is not removed from Kings Cove invoices. All agreed.

2. 20/22 Horizon flooding behind property. One quote was received, a second quote will be requested there are french drains in this area that may just need to be cleaned out. A&H has cleared drains in the past and Dennis will contact them and for a quote to clear any existing drain that may be clogged in Kings Cove. Dennis noted that precedentis set this as the responsibility of the Association. Carolyn suggested that cleaning of french drains be added to our landscaping/sprinkler contracts to avoid future problems. All agreed.

Carolyn stated that during a storm the Horizon American Flag came down and may be at Public Works; the rope is broken. Donna stated that she will contact Public Works to see if this can be corrected.

The next meeting which will be the election meeting, Saturday, November 21, 2020.

President called the meeting closed at 1:07 p.m.