Kings Cove Neighborhood Association
Saturday, February 6, 2021 @ 11:00 a.m.
Board Meeting Minutes

Attendees (via conference call):
Donna Maurer-President
Carolyn Inhoffer-Montes-Treasurer
Terry Burt-Secretary
Fred Hess-Trustee At Large
Dennis Thompson-KCNA Property Manager, Thompson Reality

The President called this special meeting to conclude open issues of the January 30th to order at 11:02 a.m.

1. Finalize Award of the landscaping/sprinkler contract- Board members were disappointed with the final quotes received due to cost increase. Carolyn and Dennis provided some history of current and previous landscapers; issues and complaints regarding service and improvements that have been made.
After a lengthy discussion regarding increasing costs for many budget items; possible increase in assessment fees; and history of previous handling of budgets, a motion to approve the landscaping and sprinkler service to Fresh Cut for the upcoming season was approved by the Board.

Dennis will contact Fresh Cut to set up a meeting on February 20th for Board to review award and discuss specifics of the contract and areas of improvement.

2. Finalize the 2021/2022 budget - Having just approved the above item, the board determined and approved Budget C which Dennis had present during the January 30th meeting. Discussion continued regarding the status of the budget while maintaining the balance of the proper reserve amount, increasing costs to maintain a 40+ year old community's systems and choices of past Boards there will likely be a need to increase fees next year. Fred noted that we are operating in good faith based on our current situation.

It was agreed that the annual homeowners' letter should reflex activity of this year, current budget costs and the need to evaluate the fee possible increase in next year's fee. No one wanted to increase this year's fee due to the current COVID condition and hardship it has caused. Ace Hardware is being removed as a source for paint since the are unable to supply our approved paint colors as originally promised. Thompson has been able to collect 131 homeowners email addresses. The goal is to have all homeowners email contact information in order to communicate quickly and to cut costs. ace hardware off.

3. January 30 minutes and updated A&L regulations - The board approved both items for posting to the website. Updated A&L regulations should be posted prior to homeowners receiving their annual letter.

4. Gull Cove violations - Dennis prepared a draft letter giving this homeowner the same opportunity granted to others by extending the resolution date to February 28th also noting this homeowner is not being singled out as he implied previously. Board member asked that the letter include the removal of a child's playhouse in the backyard which the board recently became aware.

5. Reserve Study - Based on all information received the board is satisfied that the proposed study will meet requirements and approved the reserve study. Dennis noted that a $500.00 retainer to start the study is required; board approved the payment.

The President wanted to go on record disputing a claim from the berm landscaper that she had made recommendations to hard scape the berms. She stated she had no knowledge of what a hard scaping wall was until the landscaper explained what it is. We will continue to look for resolution to improve the berms for consideration in next year's operating budget.

President adjourned the meeting at 12:10 p.m.