

Kings Cove Neighborhood Association

Board Meeting

December 7, 2022 @ 6:00pm

Attendees:

Dennis Thompson, Property Manager

Donna Maurer, President

Carolyn Inhoffer Montes, Treasurer

Paul Guercio, Secretary

Joe Maxwell, Member at Large

Agenda:

1. Donna stated that she had received the sprinkler keys from former board member Bill Michel.
 - a. Bill also stated to Donna that he would complete the minutes from the November 20, 2022 Board Meeting, and send them to her by Friday, December 9, 2022.
2. The Board approved the minutes from the November 28, 2022 Board Meeting.
3. Carolyn had addressed pulling money from the reserve funds for sprinkler repairs.
4. Dennis addressed his concerns about the budget shortfall, and also mentioned that tree trimming was not included in the P&L.
5. The Board unanimously approved \$8,000.00 from the reserve funds to pay for sprinkler repairs.

Open

1. The Board unanimously approved Evergreen to continue the landscaping, and Cycle Irrigation to maintain and repair the sprinklers.
 - a. The Board agreed that an in-person meeting with Greg Moisslnac of Evergreen was necessary to address quality control concerns going forward. Dennis will reach out to Greg to attempt to set up that meeting on January 4, 2023.

2. Donna clarified the current paint colors of Kings Cove.
 - a. All blue shuttered houses will all be the same color irrespective of the stucco type.

3. Paul brought up the possibility of introducing a new lighter brown deck color, but the board decided to keep the current color scheme of the decks.

4. Donna had stated that Sherwin-Williams would be willing to make approximately seventy-five (75) color sticks of all of the Board approved colors so residents can ensure that their home has the correct color scheme.
 - a. Joe volunteered to be the liaison to residents who request the color sticks.

5. Paul suggested that clarification on the current color schemes be distributed to the residents via the monthly email from the Board.

6. The Board agreed that the Inspection Committee going forward will be made up of four (4) people.

- a. It was further decided that violations from the previous Inspection Committee be disregarded. A re-inspection with the new team will be used to establish a new violations list.

7. Donna addressed the challenges of residents attending the monthly Board meetings at her home.
 - a. Dennis offered a conference call option that will be made available to any residents wanting to participate in the monthly Board meetings.

8. The Board addressed the questions that some residents had with gas leaks at their homes, as well as aging gas meters.
 - a. It was determined that the Board should notify all residents that any type of issues with public service utilities, such as gas electric and water are the responsibility of the homeowners and respective utility company. The board has no authority or control over these issues.

The next monthly Board meeting will be January 4, 2023.

Meeting was adjourned at 7:08pm.