

**Kings Cove Neighborhood Association**  
**Board Meeting**  
**November 1, 2023**

**Called to order 6:04 pm**

**Board Attendees:**

Dennis Thompson – Property Manager  
Donna Maurer – President  
Ken Metzner – Vice President – (Called In)  
Joe Maxwell – at large/Chair Inspection Committee – (Called In)  
Carolyn Inhoffer Montes – Treasurer- (Called In)  
Paul Guercio – Secretary – (Called In)

**Minutes:**

- Minutes from October 4, 2023, were approved.

**Financial Report:**

Operating \$ 29,224.21  
Reserve \$ 80,253.74  
Total \$**109,477.95**

- Carolyn pointed out the cost savings with going with Cycle Irrigation to manage the sprinkler system, which freed up money to do other things in the community.
- Carolyn addressed a \$20 fee associated with "Bank Charges". Dennis did not know what it was for and would need to research the charge.
- There is \$3000.00 left for water charges – Dennis said that we would not exceed that amount and would likely be under that amount.

**Open Issues:**

1. Donna was able to secure The Elks for the Homeowners Meeting, which is scheduled for Saturday, November 18, 2023, 9:30am.
  - The Board reviewed last year's Agenda and State of the Union to see if there would be any changes for this year.
    - o The Board agreed to follow the format of last year's agenda.
  - The Board finalized what meeting topics will be on the agenda, and which Board members will address those topics.
2. Carolyn made a motion to approve \$3,412.00 for tree trimming, which was seconded by Joe. The Board approved the motion.
3. The Board addressed a resident complainant about Evergreen Landscaping doing extra work at another home. Dennis will address the complainant in writing to the specific resident prior to the annual meeting stating that Evergreen DOES NOT charge the Association for any extra work they may or may not be doing.
4. The Board changed the procedure on submitting modification forms for modifications requiring a building permit. Homeowners can now submit a modification form without first obtaining a permit to complete the requested modifications. This will be addressed in the upcoming newsletter.
5. The Board addressed a deck color request from 405 Lagoon. The homeowner wanted approval on another color not in the A&L because the approved color was discontinued. The Board denied the request because there are numerous other colors to pick from and the color list was just updated.

6. There was a complainant about the mailbox on Seashell that the paint was peeling. Joe would follow up with the painter to address that issue.
7. Inspection Report:
  - There were some discrepancies between last year's Inspection Report and this year's. Joe advised that he will look into the issue and rectify the problem.
  - The Board talked over some enforcement strategies for properties that are non-compliant.
    - o The Board decided to draft a letter to residents who have neglected any work to their properties to make them compliant.
    - o There will be a re-inspection of properties that have discrepancies in the inspection report about the work being completed.
8. Carolyn addressed the missing US flag on Horizon Lane. She was informed that the flag is city property, and she would follow-up with them to ascertain the status of the flag.
9. Other Business:
  - None

**Adjourned 6:55 pm**

**Annual meeting: November 18, 2023 at 9:30am.**