

KIRKWOOD HOMEOWNERS ASSOCIATION (KHOA)

BOARD MEETING

March 17, 2014 6:30 PM Clubhouse

Board members present- Chuck Pedersen, Chuck Marks, Scott Healy and Kirk Kruse

AGENDA

1. **Call to order- The meeting was called to order at 6:35 PM on 3/17/14. A quorum was established with all 4 current Board members present.**
2. **Resignation of board member. – Board voted to accept the resignation of Cindi Kruse**
3. **Election of Interim Officers – By the articles of the Bylaws, the KHOA Board needs to have 7 members. Therefore interim officers were elected- Chuck P. -President, Chuck M. -Treasurer, Kirk- Secretary**
4. **Approval of December 08, 2013 Minutes – Board voted to approve the minutes from the Dec. 8, 2013 meeting.**
5. **Homeowners Forum- Prior to convening this meeting, homeowner 1522 requested Board approval for a rear window replacement. The Board voted to approve this request with the condition that the color be changed to BROWN on their submitted sample sheet. No other homeowners presented in this forum.**
6. **Committee Reports**
 - a. **Financial *Chuck Marks* – Total assets of \$123,385.07. \$1,830 over on snow removal for 2014 (some of these funds were carried over from late 2013)**
 - b. **Pool *Chuck Pedersen* – Pool to be uncovered later this week to check for damage from extreme winter weather. Discussion occurred about the purchase of needed additional DE grids. Discussion occurred about potential cracks in the pool wall. The walls will be evaluated soon for integrity and a determination of next steps will occur after that.**
 - c. **Maintenance – 1547, 1555, 1553, 1512 all have been quoted for roofs from Thunderbolt and Competitive Exteriors. C.E. quotes came in much lower than Thunderbolt. 1553 damage could still come under warranty from Thunderbolt. Thunderbolt to take 1553 and 1512. Competitive Exteriors to handle 1547 and 1555. The Board agreed to this strategy.**
 - d. **Landscape (*Denise*) – First meeting likely in April.**
7. **Old Business**
 - a. **Pool fence, gate and concrete to be repaired. Contract Peerless. – Peerless Fence indicated last Fall that they will come back to repair and “make it right”. At issue is the fence, gate and concrete. Chuck M. and Chuck P. to contact Peerless and request the work be completed this spring prior to the pool opening.**
 - b. **Railings for replaced stairs. – Look into getting more quotes for the railings to get stairs up to code. Quotes received so far are very expensive. Kirk to review the code to confirm that railings are mandatory. Chuck P to get railing quotes in case these are needed or homeowners wish to purchase.**
 - c. **Pool Regulations for 2013- Discussion deferred**
 - d. **Declaration and By-Laws – The Board voted to approve the Bylaws ; the Bylaws now to be recorded at the county by the KHOA attorneys.**

8. New Business

- a. Approval of 1540 front door & sidelight – **Original proposal submitted in December, formally approved in December, officially approved on 3-17-14.**
- b. 1540 front door & sidelights not what was approved. **Door and sidelight do not match the proposed specs.**
- c. Non compliant door & sidelight 1540 – **Homeowner to be charged a fine for non-compliance with K KHOA procedures. Door and sidelight changes to be retroactively approved by the board. Fine of \$250 for non-compliance after the initial Board approval, per rules and regulations.**
- d. Schedule landscape contractor meeting *Kirk Kruse* – **Kirk has contacted the contractor and is waiting to hear back to schedule a meeting and walk around**
- e. Recruiting of additional temporary board members – **KHOA needs to bring in additional new Board members. Chuck P. and Chuck M. to talk to homeowners to gauge interest.**
- f. Approval of the KHOA Rules and Regulations and how to distribute – **Board members to review the changes prior to the April meeting. Vote will occur during the April board meeting. Denise has done a great job coordinating this. The Board agreed to hire a Compliance Administrator who will be to be contracted to ensure homeowners are compliant with KHOA Rules and Regulations.**
- g. Clubhouse water to be turned on in April
- h. By-laws revised and need to be reviewed prior to recording. – **Approved per 8.d.**
- i. Real Estate *Current real estate news in Kirkwood (vacancies/foreclosures/sales)* – **1502 has been sold, closing in late March**
- j. Clubhouse Rental: **Cindi Kruse has agreed to volunteer to administer the Clubhouse rental.**
- k. Key Control System **Cindi Kruse has agreed to volunteer to administer the key control system**
- l. Clubhouse, Pool, Park, Mailbox, and Tennis court Camera Security System – **The Board voted and approved to proceed with an 8 camera system, to monitor pool access after closing and for public areas around the clubhouse. The system will be less than \$500. Installation will be at \$20/hour. It is anticipated to be installed prior to May 15th.**
- m. Landscape next Meetings: *Denise Marks* – **TBD likely in April**
- n. Mulch Program for 2014 – **The program to be re-done in 2014, details TBD. Need landscaper to do edging prior to mulching.**
- o. Web site *Denise Marks* – **Web site is up to date**
- p. **Next Meeting April 21, 2014, 6:30 PM – Kirkwood Clubhouse**

9. Adjournment- **The meeting was adjourned at 8:55 PM.**

10. Executive Session