

KINGSLEE HEIGHTS HOMEOWNERS ASSOCIATION
2021 ANNUAL MEETING MINUTES
MAY 20, 2021

BOARD OF DIRECTORS-ATTENDEES: Joseph Crippen, Peter Timmons, Joan Miesbauer, Marilyn Wallick, Gene Olson, John Cosgrove. Absent: Dawn Allen

MEETING CONVENED AT 6:08 PM

ROLL CALL:

A quorum was established by the presence of 35 homeowners either via Zoom or by proxy.

PROOF OF NOTICE:

Proper notice was given for this meeting in accordance with our bylaws as the notice was mailed 21 days prior to the meeting. The meeting was held via Zoom in accordance with a by-law change approved by homeowners earlier this year.

READING OF MINUTES FROM 2019 ANNUAL MEETING (2020 Meeting Not Held due to Covid):

Motion made, seconded and passed to approve minutes as distributed.

TREASURER'S REPORT:

A finance committee was created this past year. Members are the current treasurer, Gene Olson and 3 other members such that all circles are represented. The other members are Kristin Dean, Roland Barrett and Lew Coffey.

The operating fund balance at 12/31/2020 is: \$7,983.47

The reserve fund balance at 12/31/2020 is: \$123,327.30

Gene presented slides outlining historical operating budget expenses, past reserve fund expenses, and expected reserve fund expenditures for the next 30 years. (Slides attached)

Highlights include:

- Tree expenses were high in 2017 due to a removal of many trees destroyed in a storm.
- Reserve expenditures are based on an engineering recommendations and reserve study which occurs every 3 years.
- Painting expenses are based on the status quo and assume siding is not replaced.
- The effect of any siding updates will be presented at a later date.
- Expense levels are based on best available information at this time and are not a commitment for actual future expenditures.
- Dues can only increase 5% without a vote of association membership

PRESIDENT'S REPORT:

Joseph Crippen, president, reviewed the status of ongoing and completed projects (slides attached).

POOL UPDATE:

Pool is on track to open next week at full capacity, pending the results of the city inspection which is scheduled for Tuesday May 25. Some pool furniture will be available and spaced 6 feet apart.

Joseph will send an email when the pool is officially open.

NOMINATIONS FOR BOARD OF DIRECTORS CANDIDATES:

There are 3 nominees for 3 open positions on the KHHA Board – Joseph Crippen, Peter Timmons, and Jackie Barrett. No nominations were made from the floor. All three were elected to the Board of Directors by unanimous acclamation. Thus, no Election Inspectors and Counters were necessary.

Joseph thanked Marilyn for her many years of service to the community as a board member and Certified Pool Operator.

COMCAST CONTRACT:

The bulk internet and cable contract currently in force with Xfinity expires on June 1. Despite repeated attempts by board members and property manager, Xfinity did not provide a new contract for our consideration until May 19. It's a 5-year deal essentially equivalent to what we have in place.

After discussion, a motion was made and seconded to reject the Xfinity offer. The vote was 22-13 to approve the motion and reject the new contract.

Dues will be adjusted accordingly to reflect the termination of the contract.

The Board will continue to explore options, including fiber optic and internet only.

ADJOURNMENT:

A motion was made, seconded and unanimously approved to adjourn the meeting at 7:32 PM.

Respectfully submitted,

Joan Miesbauer, Secretary