

# KINGSPONTE POA

CEDAR CREEK LAKE

February 22, 2025

## KingsPointe POA Meeting Minutes

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### 1. Call meeting to order

The meeting was held at 199 Kings Row and called to order at 2:05pm by President Dee Genova.

### 2. Check for quorum

A quorum was present.

### 3. Read minutes of last meeting

December 2024 minutes were posted on the website ahead of the meeting. No members present had any questions and, by unanimous vote, agreed to bypass reading the minutes.

### 4. Opening Comments

Introduction of new board members and today's meeting agenda.

### 5. Finance Report – February 22, 2025

Matt Neisler, Treasurer, gave the full financial report. The report was approved by a unanimous vote of the members present.

<b>Previous Balance (12/8/24)</b>	<b>28,320.35</b>
Debits	2,850.00
Credits	(274.64)
<b>New Balance (2/18/24)</b>	<b>30,895.71</b>

### 6. Community News and Updates

- Welcome to Steven and Mayleen Peters at 129 Kings Row. The Peters are the parents of Traci Brooks-Voss Williams (173 Kings Row)
- Welcome to The Donohue Family at 132 Kings Row!
- Mark Kuzki, Vice President, was instrumental in getting Oncor to replace the light at the neighborhood's 1411 entrance. It is now an LED light that has a nominal increased expense to operate. Oncor has advised him, when old lights break, they must be replaced with an LED light.

### 7. Neighborhood Signage Replacement

- Signs that are faded will be replaced as needed and at the ongoing discretion of the board (e.g. Speed limit, curve ahead).
- Private road signs will be repaired/replaced at each entrance.
- Signage at the pier will be added for "swim at own risk" and "no diving." The sign with TRWD permit will be repaired at community clean-up day.
- The goal is to replace these signs as part of the Spring Clean-Up Day.

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### 8. Spring POA Clean Up Day

- Spring Clean Up is scheduled for April 26, 2025. Start time will be 9:00am and it was communicated that as many members as possible are needed to help. It was agreed by all present that this day will count as the second quarterly meeting of 2025.
  - **Anticipated Projects**
    - Clean out ditches and culverts in preparation for June 2025 road work.
    - Boat Ramp- repair TRWD sign and holder, put up signage, remove sand on ramp, paint poles.
    - Picnic area- general landscape clean out, repair picnic tables.
    - Paint all cement around culverts.
    - Hang signage at entrances and along road.

### 9. Road Issues and Repairs on Kings Row - tentatively scheduled for June 2025

- Dee Genova, President, reported the board had reviewed four bids for the road work. Summary of scope of work presented and ensuing costs was verbally shared. Due to the longevity and durability of the previous work done by Boyce & Sons Asphalt the board recommended hiring Boyce Asphalt. Dee called for a vote to hire Boyce & Sons Asphalt to complete work from the boat dock up to the top of the hill (by 201 Kings Row). Boyce & Sons Asphalt was unanimously agreed on via vote by those members present at a cost of \$23,000. Community members requested inquiry for warranty of workmanship, confirmation of insurance and clear scope of work.
- The community inquired about the warranty work on 2023 work performed by T&S Asphalt. It was explained that, per the bid, the warranty from that work was good for one year and has since expired. The contractor (T&S Asphalt) was one of the four approached for bids for the 2025 work and confirmed that he had not been called at any point about coming out for warranty work on the 2023 paving and further confirmed the warranty had expired in summer 2024.

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### 10. Updates to Policies and Procedures to manage Restrictions Violations

- Due to Dee Genova and Lori Penner being elected to the board, two new community members volunteered to serve on the subcommittee that assists the POA Board in reviewing compliance with certain POA Restrictions (policies effective as of November 1, 2024.)
- New committee members are: Robin Putnam and Pat Anderson. **Karyl Miller remains on the subcommittee.**
- Welcome and Thank You to the new members! The group will meet to walk the community before the April 26 spring clean up day.

### 11. Update on the collection of POA Delinquent Dues

- Dee informed the community that an attorney had been consulted to review the POA Covenants, Bylaws and Restrictions to advise the board on how the documents address dues and how to proceed with properly notifying owners that have delinquent dues balances. It was communicated to all in attendance the first notice will be sent to delinquent balance owners on or after March 1, 2025. There is a process of notification that eventually leads to filing of Notice of Assessment Lien with Henderson County if balances are not paid. All members present agreed this process should be followed.

### 12. Additional Comments and Questions

- At this time the floor was open to discussion. Mike Stakes asked about the possibility of placing cameras at the community entrances. The board will research the costs and report to the community at a future meeting.

### 13. Set date, time and location for the next POA Meeting

The next meeting will take place on the Spring Clean Up day, meeting at the boat dock. The meeting will be held on April 26, 2025 at 9:00am.

### 14. Adjourn

The meeting was adjourned at 3:15pm.