

KINGSPONTE POA  
CEDAR CREEK LAKE

April 25, 2026

**KingsPointe POA Meeting Minutes**

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**1. Call meeting to order**

The meeting was held at 177 Kings Row and called to order at 2:17pm by President Dee Genova.

**2. Check for quorum**

A quorum was present.

**3. Read minutes of last meeting**

December 2025 minutes were posted on the website ahead of the meeting. No members present had any questions and, by unanimous vote, agreed to wave reading the minutes.

**4. Opening Comments**

Thank you to all who supported the community clean-up day. New flowers were put at the front entrance. Roadside trash/debris was picked up. Weight limit signs were posted at the 3054 entrance to Kings Row. Vines were cut down at the 1411 entrance, poison ivy was sprayed and we are waiting for that to completely die out before we install the other weight limit sign. The community boat ramp was scraped. A sign board was installed at the community dock posting the permitted use policy, the address and the TRWD permit. Additional warning signs were installed at the community boat ramp. Debris was removed from the bridge.

**5. Finance Report – April 24, 2026**

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

|                                      |                    |
|--------------------------------------|--------------------|
| <b>Previous Balance (12/11/2025)</b> | <b>\$10,414.53</b> |
| <i>Collections</i>                   | <i>\$370.00</i>    |
| <i>Expenses</i>                      | <i>(\$481.60)</i>  |
| <b>New Balance (4/24/2026)</b>       | <b>\$10,302.93</b> |

**6. Old Business**

- **Neighborhood Signage Replacement**
  - Weight limit signs were installed at the 3054 entrance and still need to be installed at the 1411 entrance (once the poison ivy dies.)
  - TRWD is requiring an address for the boat ramp. Boat ramp address for 911 purposes will be 183 Kings Row. This has been posted in the new sign box at the community boat ramp.

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- The POA attorney counseled the POA to adopt a permitted use policy for owners and guests at the boat ramp. Warning signage has been installed at the boat ramp.
- Insurance Update: The board will get revised general liability quote for the boat dock/community area to be effective in 2026.
- Notice of Assessment liens on owners with outstanding balances greater than \$1,000 were filed with Henderson County.

### 7. New Business

- Construction plans for 169 Kings Row were approved in accordance with the POA restrictions.

### 8. Additional Comments and Questions

*At this time the floor was open to discussion.*

- Questions were raised about the condition of the road and new potholes. The board explained that there weren't enough funds available to fund this project until after the 2026 dues are collected. Dee Genova will call Boyce Asphalt to get a rough estimate on how much one load of asphalt will cost to fill holes. The community was told that there would only be enough funds for the 2026/2027 fiscal year to fund one load for pothole repair.

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

The next meeting will take place at the community dock at 10:00am on Saturday July 4, 2026. Donuts will be provided. Please bring your own coffee.

### 10. Adjourn

The meeting was adjourned at 2:41pm.