

FROM THE MASTER BOARD

APRIL 2024

Kings Ridge Community Association, (The Master Board) met on April 24, 2024 beginning at 9:00 a.m. All neighborhoods, including Devonshire, were represented.

Financially, the Association operating with a new budget, again ended the month of March with a surplus:

For March, The HOA operated with a surplus of \$31,299.00.

The Clubhouse had a favorable surplus of \$22,882.00.

As has been mentioned previously, the above-mentioned surpluses are likely to fluctuate throughout the year.

It was announced that the mortgage on the Clubhouse is scheduled to be paid in full by October 2029. Currently the mortgage is slightly below \$6,000,000.00

Under Old Business: The Board was informed that bids are currently being sought to resurface all of the sports courts, as reported last month. Tennis courts #1 and #2 have been closed because of a tripping hazard that has developed with their surface. It is hoped that we will have bids in hand for Board discussion at a future session.

The potential transfer of certain Golf Course property segments is at a standstill as the new owners of the course have shown little interest in discussing the subject.

With Board approval, a change in the June Meeting schedule has the board meeting scheduled for Thursday, June 27 at 9:00 am.

New Business:

The Architectural Control Committee, (ACC) reported that they have drafted a new guideline on flags. It was reviewed and approved by the

Board. The new guideline is listed as Guideline 2.3 and is posted on the KRCA website.

An audit of the Association's financials by an outside auditor (Cole & Associates) resulted in no major deficiencies. The report is also available online.

As a member of the Code Enforcement Review Board, I participate in discussions regarding violations to the architectural review process and to the rules and regulations of Kings Ridge. Almost all of the violations are either failure to comply with ACC guidelines or the community rules.

It is suggested that anytime you plan any alteration to the exterior of your home or to your landscaping, consult with your neighborhood representative to the ACC. In Devonshire, that would be Brack Leaberry.

Rules and Regulations are posted on the Kings Ridge website. One of the most frequent violations involves the entrances to the community. Do not assist anyone in entering the community with your pass card.

Next meeting is Wednesday, May 22 at 9:00 am in the Clubhouse. All residents are welcome and encouraged to attend.

Paul Hannon

Devonshire Representative