

FROM THE MASTERBOARD
Kings Ridge Community Association
October 2024

The Master Board met on October 23, 2024.

Final approval was given to the 2025 Budget for both the HOA and the Clubhouse. This results in a monthly assessment of \$226.00 per household.

It was proposed that exterior painting be approved for the Clubhouse, The North Spa and Guardhouse at the Main Entrance. A bid by Leonard Painting for an amount not to exceed \$36,000 was approved. The Golf Course will be solicited for their portion of the North Spa.

An ad hoc Road Committee has begun an evaluation of roadways (Kings Ridge Blvd., Danberry Mill, and Chapel Hill) along with any adjacent parking lots. To that end, Harris Engineering has been selected to evaluate their present condition. The amount approved for this initial study is not to exceed \$8,700. Depending on the outcome of this study additional expenses are likely.

Another ad hoc committee has been charged with developing a plan to replace roofing, including the tiles, on the Clubhouse that is under the tiled areas. The committee will develop a RFP to solicit bids for the work.

The Board is proposing an addition to the Declaration that includes a clarification of responsibility for work performed that requires removal of resident driveways. The HOA will be responsible for restoring the driveway to its original condition. If the homeowner has improved the driveway (painted concrete, installed pavers, etc.) it will be the homeowner's responsibility to restore those improvements.

The next meeting of the KRCA Board will be Tuesday, 11/19/2024 at 9:00 am. All are encouraged to attend.

Submitted,

Paul Hannon

Master Board Representative