

FROM THE MASTERBOARD

AUGUST 2024

There was no Master board Meeting in July.

In August, the Board met on Wednesday, August 28, 2024 beginning at 9:00 a.m. I was present electronically from Maryland. All 15 neighborhoods were represented.

The meeting began with a presentation by Nathan Dreher of Hoover Pumping Systems. It seems that there has been an issue with the flow rate of water in our irrigation system. One way to alleviate the problem is to install a new self-cleaning, rotating, screening system. After some discussion, a motion to purchase a new system was approved. The cost of which (\$60,332) will be paid from Kings Ridge HOA reserves. This just another example of the hidden expenses that are incurred in providing a community water irrigation system.

Representatives from SECO, our electric utility provider were introduced. Their attendance was to explain an additional expense that will be added to our utility bill beginning in November. It will impact our budget beginning in 2025. It is still not clear how much our 2025 budget will be impacted. Additional charges should be monitored and budgeted for in 2025

Old Business was opened with confirmation that the Kings Ridge Community Yard/Garage Sale will be on Saturday, November 2, 2024 beginning at 8:00 a.m.

The subject of the Marketable Records Title Act (MRTA) was discussed. Devonshire will need to resume its activity in this regard.

New Business:

Cole & Associates was approved as Kings Ridge auditor for the year ending December 31, 2024.

A number of revised ACC guidelines were introduced and will be voted upon at the October meeting.

A meeting was held on Thursday, September 12, 2024 with Ernesto Leonard, the community painter. It was announced that the paint source will change from Sherwin Williams to Florida Paint. It will not impact the contract that was signed by the board for our next painting project slated for 2026. The new vendor, Florida Paint will provide a 40% discount to any paint and other coatings and supplies that is purchased in their retail store.

As a member of the Kings Ridge Community Association Finance Committee, I have been participating on numerous meetings to prepare budgets for both the HOA and the Clubhouse to be introduced at the September meeting. Obviously, you can expect that expenses have increased with the aging of the infrastructure of the community and the clubhouse. Fortunately, since there have been some savings and additional revenue surpluses, the budget proposal increases will be somewhat minimized. A workshop will be conducted on September 19, 2024 to review the proposed budget with the master board. While no vote will be taken at the workshop, it is an opportunity for anyone interested in the budgeting process to attend and become familiar with the upcoming budget.

Submitted,

Paul Hannon

Master Board Representative