

FROM THE MASTER BOARD

02/23

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Several Master Board Meetings have occurred since my last report.

Discussion has resumed with The Golf Course owners over certain parcels of land that Kings Ridge wishes to acquire. Included in that discussion is a parcel adjacent to Devonshire. The law firm of Shutts & Bowen has been engaged to facilitate any transfer of property with appropriate legal documentation. A surveyor has finally been identified and is engaged to complete the legal locations of property. There has been no timeframe attached this project. Nothing new as of now.

Repairs to the roof of the Clubhouse are under review by a committee that includes our own Mike Whaley. The storms we experienced in the fall exposed deficiencies in various roof sections. This may result in a multi-year replacement project or a one-time extensive project.. Contrary to rumors, there has been no definitive schedule or cost attached to this project and no decisions made to how it will be funded.

The 2023 Annual Meeting was conducted on January 25, Devonshire's representatives, Ron Wetmore, Jack Payne and Todd Denny acted as our voting members as is outlined in The Kings Ridge governing documents. Several changes to these documents were voted upon and approved. Significant to homeowners were changes to regulations regarding rentals (now a minimum of 5 months allowed} and new owners are not allowed any rentals during the first 12 months of ownership. The voting members also nominated their Master Board representative for 2023 as well. I will continue to serve in that capacity.

Paul Hannon

Devonshire Master Board Representative