|  |  |
| --- | --- |
| **Date:** | Thursday, November 16th, 2017 |
| **Start Time:** | 6:00 pm |
| **End Time:** | 8:45 pm |

|  |  |  |
| --- | --- | --- |
| **Board Member Attendees** | **Role** | **Present (yes/no)** |
| Todd Watts | President | Yes |
| Toni Bradley | Vice President | Yes |
| Mark Schoenig | Treasurer (outgoing) | Yes |
| Irene Bussey | Treasurer | Yes |
| Tracie McEnery | Secretary | Yes |
| Mark Schoenig | Vice President, Grounds/Facilities  | Yes |
| Gina Bradley | Vice President, Security | Yes |
| **Non-Board Member Attendees** |  |  |
| Rhonda Schoenig | Event Committee Chair (outgoing) | Yes |
| Dawn Irons | Event Committee Chair | Yes |
| Gina Bradley | Neighborhood Watch Chair (outgoing) | Yes |
| Rachel Bolyard | Neighborhood Watch Chair | Yes |
| Toni Bradley | Architectural Committee Chair | Yes |
| Tracie McEnery | Clubhouse Trustee | Yes |

**Additional Attendees:**

14 homeowners (not including board and committee chair members) attended the meeting.

**Agenda/Discussion Topics:**

1. Introductions and President Comments:
	1. Todd made Board member introductions to include introducing Rachel Bolyard as Neighborhood Watch Chair and Irene Bussey as candidate for Treasurer. A ballot was provided to all residents in attendance and Irene was unanimously voted in as Treasurer. The KPHOA Board is very grateful to have new volunteers and encourages all residents to volunteer and get involved as either a Board Member or a Committee Member.
	2. Todd will be leaving for one year for a temporary assignment at work. Toni Bradley, as KPHOA Vice-President, will assume President duties in Todd’s absence. Mark Schoenig, as KPHOA Vice-President of Grounds/Facilities, will assume Vice-President duties. Todd will resume as President when he returns.
	3. All new residents were asked to introduce themselves.
2. Board Member/Committee Member Positions:
	1. Special thanks was given to Mark Schoenig for maintaining multiple roles on the Board for the past several years. Mark has provided tremendous hours of his own time with facilities and grounds not to mention the hours he has contributed to the Treasurer position. As stated above, Irene Bussey now assumes the role of Treasurer and Mark will remain as Vice-President of Facilities/Grounds.
3. Financial Report (in addition to the slides):
	1. Handouts were provided to those residents in attendance so that they could better see the numbers on the overhead, but it was the same information that is in the slides.
	2. Resident Question: Is the Board still hoping to increase our savings account to $50,000?
		* Yes, our goal has not changed. This contingency plan is for large unexpected expenses, such as pool repairs, clubhouse repairs, etc.
	3. Resident Question: What is the “Contingency Cash-out” listed on Slide 11, 2017-2018 Projected Budget:
		* This is the money we are planning to budget to repair the pool for the black algae issue we had this year. This issue was previously explained in an email to the neighborhood. We are working to better assess the actual work that has to be done and to obtain quotes for the repairs so we do not yet know the full amount of this expense. The $30,000 we have budgeted is worse case. Whatever we don’t use for pool repairs will remain in the Contingency Fund.
		* We will be obtaining three quotes and will be doing the repairs in the off-season which will also save money.
4. Grounds/Facilities Report (in addition to the slides):
	1. Resident Question: Have we ever considered a saltwater pool?
		* Yes, Todd spoke with our pool company about that, but he explained that although you would save on chemicals, in the end it would not be a savings. Back-flushing the pool would cause the salt to kill the grass, so we would have to add some type of filter system to carry the pool away from the grounds into the drains which would be a large expense. They also stated that equipment is usually replaced more often with saltwater pools which also would cause a greater expense.
	2. Resident Question: Have we ever considered extending the pool and making it larger?
		* Yes, we’ve discussed it in the past but cost is just too much and would require us to raise dues.
	3. Resident Question: What is considered as “Neighborhood Improvements” in our expenses?
		* Adding the fountains, adding new cherry trees to the top island on Kelly Ridge, updating the play structure, re-sodding the front common grounds area, etc.
5. Covenants/Architectural Committee Report (in addition to the slides):
	1. We are removing the Vice-President of Covenants position from the KPHOA Board. This role is now assumed by Hughes Properties, which was announced in emails and a letter to residents. The KPHOA Board will oversee Hughes Properties and ensure they are acting in the best interest of Kelly Plantation. We sought a management company for covenants because it had become too much for one person to handle and it also removed neighbor to neighbor conflict over sensitive covenants issues.
	2. Architectural requests will now also be sent to Hughes Properties so that they can log the requests and record the approvals provided by the Architectural Committee. The Architectural Committee will still be responsible for reviewing each request and working with the resident for any questions/concerns. More information will be sent to homeowners describing this new process after the New Year.
	3. Reminder to residents to ensure fences, doors and shutters are all stained.
	4. Reminder to residents that the Architectural Guidelines and Covenants are located on our KP website.
6. Neighborhood Watch Report (in addition to the slides):
	1. Rachel Bolyard was introduced as our new Neighborhood Watch Chairperson.
	2. Rachel will be contacting everyone currently listed as a Block Captain to ensure they still want to serve in that role. At a minimum we know we need a volunteer for Block B Captain which has been vacant for a few years.
	3. Resident Question: Are there backups for the Block Captains?
		* No, we have no backups but agree that is a great idea. Of course, that means we need more volunteers.
	4. Things we’ve done in the past to improve security measures: added cameras to the clubhouse/pool, request random patrols for speeding, etc.
	5. Rachel has spoken with the Sherriff on getting stickers to identify the cars of the Neighborhood Watch chair and possibly block captains.
	6. Reminder to keep your garage doors closed at all times. The Sherriff said an open garage door provides easy access for theft.
	7. Residents are encouraged to contact the Sherriff when they see something suspicious. Phone # is 256-722-7181. Reminder that Board members have no more authority than any other resident, so it’s better to call the Police vs to contact the Board.
7. Event Committee Report (in addition to the slides):
	1. Dawn Irons has assumed the role of Event Committee Chairperson. Rhonda Schoenig has relinquished her duties to both Dawn Irons and Jessica Chitwood.
	2. KP’s biggest event this year was the 4th of July celebration. There was a huge turnout with 140 RSVPs.
	3. Upcoming event this year is Cookies with Santa on December 8th.
	4. It was stated that these events are very worthwhile in letting us all get to know each other. It helps us all to know our neighbors.
8. Questions & Answers in addition to the ones listed above:
	1. Is our year a Fiscal Year or a Calendar Year?
		* Fiscal Year
	2. How often do we schedule patrols and who is actually patrolling?
		* We ask for patrols during the beginning and ending of the school season, Sparkman home football games, and as needed throughout the year.
		* We hire a Sherriff’s deputy to conduct the patrols.
		* They have written many tickets for speeding, running stop signs, etc.
	3. Where is nearest Community Storm Shelter?
		* Homeowners can go to Madison County website and register your storm shelter and locate the closest community shelter.
	4. There are still homes were new fences are not joining into existing fences on neighboring properties. Has this been addressed?
		* Yes, the Board has addressed with the builders and are working with residents as they request approval from the Architectural Committee for new fences. The Covenants do state that fences should join, however drainage easements are allowed. Unfortunately, we have no control over the declarant for the back phases and cannot force them to follow the covenants, but we are doing our best to work with them as much as we can. The Board encouraged residents to contact Joe Wheeler with their concerns.
	5. Have we ever considered stocking the ponds since so many residents and children seem to enjoy fishing there?
		* The Board considered this at one point to help with the algae, etc. but decided to go with the fountains. The Board was asked to consider doing this, so the Board stated that they would obtain a quote.
	6. Could we establish a neighborhood phone directory?
		* The Board used to have a community directory with phone numbers and email addresses several years ago on the KP Website, but several residents raised this as being a security/privacy issue, so the Board no longer publishes resident information.
9. Budget Vote:
	1. At the conclusion of the meeting, the board unanimously voted in the 2017/2018 budget.

**NEXT Meeting:**

 **Our next Board Meeting is scheduled for Thursday, February 8th, 6:00 pm.**

 **\*\* NOTE: Board Meetings are held quarterly. Meeting reminders are emailed out prior to each meeting.**