|  |  |
| --- | --- |
| **Date:** | Thursday, October 6th, 2016 |
| **Start Time:** | 6:00 pm |
| **End Time:** | 7:40 pm |

|  |  |  |
| --- | --- | --- |
| **Board Member Attendees** | **Role** | **Present (yes/no)** |
| Todd Watts | President | No |
| Toni Bradley | Vice President | Yes |
| Mark Schoenig | Vice President, Grounds/Facilities Treasurer (Acting) | Yes |
| Shawn Levy | Vice President, Covenants | No |
| Gina Bradley | Vice President, Security | Yes |
| Tracie McEnery | Secretary | Yes |
|  |  |  |
| **Non-Board Member Attendees** |  |  |
| Lisa Taylor | Welcome Committee Chair | No |
| Rhonda Schoenig | Event Committee Chair | Yes |
| Gina Bradley | Neighborhood Watch Chair (Acting) | Yes |
| Toni Bradley | Architectural Committee Chair | Yes |
| Tracie McEnery | Clubhouse Trustee | Yes |

**Additional Attendees:**

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

**Agenda/Discussion Topics:**

1. Introductions:
	1. Welcome to new residents and introduction of Board Members and Committee Chairpersons.
2. Board Positions – Volunteers needed:
	1. Gina Bradley is going to fill in as Neighborhood Watch Chair, but we are seeking volunteers for this position. A list of position duties are listed within the 2016 Annual Meeting slides. Please let us know if anyone would like to volunteer for this position.
	2. Mark Schoenig is going to continue to serve as Treasurer, but we are seeking volunteers for this position. The Board is also seeking quotes to have a financial company, used by other HOA’s, to serve as Treasurer.
	3. A list of all current Board Members and Committee Chairpersons are listed within the 2016 Annual Meeting slides.
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. Explanation of our Contingency Reserve was provided – this reserve allows the HOA to maintain an emergency fund for larger repairs and unexpected expenses, i.e. repairs to the pool, clubhouse, etc.
	3. Things that increased our revenue last year: 6-7 houses were added to the neighborhood last year and clubhouse rentals increased to include approximately 39 rentals so far this year. Reminder that vacant lots also pay dues & assessment fees.
	4. We are expecting an increase in repairs to our common assets next year: clubhouse floors, clubhouse ceiling repairs and furniture that was broken this past year needs replacing.
4. Grounds/Facilities Report (in addition to the slides):
	1. There was an increase with the algae in the back pond this year. We treated it once, but have plans to apply treatments more frequently next year.
	2. The Board took a moment to recognize all of the work that Mark does in this area. Mark dedicates countless hours, including weekends to maintaining our common grounds.
5. Covenants Report (in addition to the slides):
	1. Reminder to residents that covenants is the responsibility of all homeowners, not just the board members. Our covenants add value to all of our homes and our community.
	2. Reminder that bulk pickup is the week of the second Monday of each month. Please take debris to the street the weekend prior to pick up.
	3. Reminder that recycle is each Tuesday, even when a holiday falls on Monday.
	4. Reminder that garbage pickup is each Wednesday, except when a holiday falls on Monday or Tuesday. In this case, pick up will be on Thursday.
6. Architectural Committee (in addition to the slides):
	1. We encourage residents to tell your new neighbors about the Architectural Guidelines. We’ve asked realtors to do this, but not all of them are so please help us spread the word.
	2. Reminder that the guidelines are posted on the KPHOA website.
	3. Resident Question: Are fences supposed to join with neighbors fences. Board response was yes, there should be no spaces between fences. There was concern for a fence on Megan Mews that was creating a gap between fences. The board said they would look into this.
7. Neighborhood Watch Report (in addition to the slides):
	1. Know your block captains; refer to the slides for names and pictures of each. We are in need for a volunteer for Block B Captain. Please let us know if you are interested in volunteering.
	2. Refer to the slides for name and picture of our Safe House. We are in need for a volunteer to serve as an additional Safe House. Please let us know if you are interested in volunteering.
	3. We are using patrols to help with parking from Sparkman High School football games. We had one scheduled the night where parking became excessive at the clubhouse and on Kelly Ridge Blvd, however the policeman had to leave to deal with another incident.
	4. Resident Question: Are the cameras at the clubhouse/pool providing value. Board response was yes, we feel they are. We have not had any more incidents of vandalism since the cameras were installed and the cameras have allowed us to review footage in cases of someone propping the gate open, people jumping the fence, etc. This allows us to speak directly to the residents who are violating their privileges and when necessary revoking those privileges.
8. Event Committee Report (in addition to the slides):
	1. Rhonda Schoenig is stepping down as Event Committee Chairperson. The Event Committee will continue, but without a formal chairperson and will instead be on a volunteer basis. We currently have four residents on this committee, but would love for other residents to volunteer.
	2. A volunteer is needed for next year’s spring and fall yard sales. Please let us know if you are interested in volunteering.
	3. Planning a Bonfire Party this fall, which was not included on the slides. This event will be held on the empty lot by the Model Home in Phase 4. An email with additional information will be provided prior to the event.
9. Additional Questions & Answers:
	1. What are we doing to address the liability issues that people using boats on the back pond is causing?
		* We are going to have signs made that addresses fishing, boating, etc. on the ponds. If you see someone boating on the ponds, you can tell them that this is not allowed.
	2. We’ve had several incidents lately of theft and vandalism in the neighborhood and some residents noted that this did not seem to be a high priority for our local police.
		* Residents are still encouraged to report all incidents to the police.
		* Also reminder to keep your car doors locked and garage doors down.
	3. Resident commented that everyone needs to be reminded to pick up after your dogs as you are walking them. Several cases of this have been reported this year.
	4. Is there anything we can do about the Geese including exterminating them?
		* We have looked at several different options, but we haven’t found anything yet that would actually work and no we are not considering extermination.
	5. Parking on top of Kelly Ridge Blvd makes it dangerous for cars to pass as it creates too tight of a space to get through. Has anything been done to ask residents not to do that?
		* Yes, we’ve used the patrols to help with this and we know they are asking people to move their cars that were parked on the street. We’ve also sent reminders to residents asking them not to do this.
	6. Have we considered doing anything with the large open space in front of the clubhouse, such as picnic tables, trees, etc.? Another resident reminded everyone that placing picnic tables, etc. just creates another area that must be cleaned up after and maintained and this would have to be done by residents as we have no service to do this.
		* The board did say that we would look into ways we could better beautify this area.
	7. Are we concerned that accidents are likely to occur with the new widening of the lanes on Jeff Road?
		* There is really nothing the board can do in this area. Another resident pointed out that he felt accidents have actually reduced since they widened the road.
	8. Do we have a specific point of contact and/or liaison that we talk with at Sparkman High School when we want to report incidents, most recently being the loud and sometimes inappropriate music being played from the football/softball fields?
		* We currently do not have a specific point of contact, but we can talk to Sparkman about possibly giving us one. It was also suggested that we have someone from the school be invited to our next board meeting. We will ask about that as well.

1. Budget Vote:
	1. At the conclusion of the meeting, the board unanimously voted in the 2016/2017 budget.

**NEXT Meeting:**

 **Our next Board Meeting is scheduled for Thursday, February 9th, 7:00 pm.**

 **\*\* NOTE: Board Meetings are held quarterly. Invites will be emailed out prior to each meeting.**