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| **Date:** | Thursday, June 7th, 2017 |
| **Start Time:** | 6:00 pm |
| **End Time:** | 7:15 pm |

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| **Board Member Attendees** | **Role** | **Present (yes/no)** |
| Toni Bradley | President (Acting) | Yes |
| Mark Schoenig | Vice President, (Acting)Vice President, Grounds/Facilities | Yes |
| Irene Bussey | Treasurer | Yes |
| Gina Bradley | Vice President, Security | Yes |
| Tracie McEnery | Secretary | Yes |
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| **Committee Chairperson Attendees** |  |  |
| Dawn Irons | Event Committee Chair | No |
| Rachel Bolyard | Neighborhood Watch Chair  | No |
| Toni Bradley | Architectural Committee Chair | Yes |
| TBD | Covenant Committee Chair | No |
| Tracie McEnery | Clubhouse Trustee | Yes |

**Additional Attendees:**

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

**Agenda/Discussion Topics:**

1. Grounds/Facilities Report:
	1. Recently completed activities:
		* Pool Repairs were completed in May 2018, prior to the pool opening on May 26th.
		* Replaced front light bulbs at the clubhouse and installed a door stopper on the front door to keep it from swinging into the light.
		* Ordered and received 100 new access cards.
		* Repaired CPU for card system.
	2. Items that are currently being worked:
		* Pool Maintenance person just resigned due to health issues, so we just signed a one year contract on May 12th with AL Pool Kings. Monday/Wednesday/Friday are the scheduled pool maintenance days.
		* Water auto-fill is currently not working, this is being scheduled for repair. This is the reason people have been reporting a hose being in the pool.
		* Currently working with a new crew at Lawn Masters to better improve our grounds service with them.
		* Continuing to maintain the ponds and treat them for algae.
		* Currently working an irrigation issue around clubhouse and troubleshooting a possible sprinkler leak.
		* Planning to work to repair some of the broken boards on the playground.
		* North pool gate hinges need to be repaired, currently working with ACS to get that resolved.
		* Working to obtain new signs for grounds/ponds.
		* Working to schedule time to stock the back pond with fish.
		* Working to schedule time to clear the north side of the back pond.
		* Working to schedule more patrols since school is now out and vandalism, car break-ins, etc. tend to rise during the summer months.
2. Financial Report:
	1. Balance/Status – All bills are paid to date and on target with our planned spending to date.
	2. Large amount of new houses sold, which adds to our income.
	3. We had an underrun on the recent pool repairs.
	4. Quarterly financial statement will be posted to the KPHOA Website by end of July.
3. Security/Neighborhood Watch:
	1. Neighborhood Watch Chair was out of town so was not in attendance.
4. Event Committee Report:
	1. The pool opening event was a HUGE success and a big thank you to those that volunteered and to all of our residents who came out to support. The Board wanted to thank our Event Committee for all of their hard work in making this event happen!
	2. Next Event is an End of Summer Bash at the pool for our neighborhood youth group, ages 14-18. Each household will be allowed the normal 2 guests at the pool. Music and snacks will be provided. More details will be provided in the upcoming weeks.
5. Architectural Committee Report:
	1. New Form has been established for requesting approvals from the Architectural Committee. The new form is on our KP Website.
	2. The committee has processed 19 requests since January and all have been approved, minus one that is still being worked with the homeowners.
	3. The committee has also recently worked with the builder of 3 new homes to ensure they are being built according to KPHOA architectural guidelines.
6. Covenants Report:
	1. We have recently terminated our Contract with Hughes Properties. A letter was provided, via email, to all residents on June 4th to discuss the termination and the upcoming transition of covenants back to the KPHOA.
	2. The Board was not satisfied with the level of support we received from Hughes, both with the notices not being provided in a timely manner and with Hughes not focusing on major issues as opposed to focusing on mailbox paint, pollen in the driveway, rust on railings, etc.
	3. All current fines/notices are considered waived at this time as we are wiping the slate clean and resetting. We do ask that if you received a fine or a notice and you know that it was for a real issue, that you please try and address the problem.
	4. In the letter that was sent out to residents, we stated two options for going forward: 1) Establish a Covenants Committee made up of KPHOA resident volunteers or 2) Contract with a new company for covenant enforcement. We had an overwhelming response of volunteers so the KPHOA will move forward with establishing a Covenants Committee. The Committee met for the first time, following this KPHOA Meeting and they are actively working to establish their battle rhythm and committee responsibilities and individual duties. More details will be provided to residents in the upcoming weeks.
7. Resident Questions & Answers:
	1. How do we address the trash that is not being picked up from the people fishing at the front pond?
		* Considered banning fishing from the front ponds, but the Covenants state this is an amenity allowed by residents. The Board asks that everyone helps by reminding their family members to clean up after themselves and all residents are encouraged to help maintain the cleanliness of our neighborhood by picking up trash when you see it.
		* Resident asked if we can ask Lawn Masters to pick up trash at the ponds. Mark took an action to ask.
	2. Do detached garages have to be approved?
		* Yes, this is an approval required through the Architectural Committee. Residents were reminded that the residents voted (by ballot) on allowing detached garages back in 2013.
	3. How are the covenants fines established and who decides how the fines are set?
		* The covenants state the Board can decide the amount of the fine and the time limit to resolve the notice is 10 days.
	4. Will the Board consider having a bench placed at the playground so that adults have somewhere to sit while watching their children play?
		* Yes, we will add this to our list and work it while we are doing repairs to the playground.
	5. Has the Board ever considered rewriting the covenants as a lot of them appear to be unclear, out of date, etc.?
		* Yes, we’ve discussed this several times over the years and agree it needs to be done. The problem is that you have to receive 2/3 vote of all homeowners as well as having the back phases of the neighborhood not fall under any new covenants we write or modify. We always felt it would be better to address updating the covenants after the back phases are complete and turned over to the KPHOA.
	6. A few residents in attendance asked for the information to repair their mailboxes?
		* This information is provided on our KP website, but is also listed here for convenience:

Replacement mailboxes that meet covenant requirements can be purchased from New Market Ironworks at 1604 Jordan Road, Huntsville 35811. Phone: 256-746-3999

* 1. Is it required to plant something around power boxes on your property?
		+ We are aware that some builders are putting shrubs around power boxes and others are not. This is not something that we enforce.
	2. Frustration was expressed for having to wait until the weekend prior to the schedule bulk pickup week to take your lawn debris/clippings to the road.
		+ Although this is understood, we really can’t allow everyone to put anything out on the street anytime as we would have items out all the time and would be quite unsightly.
	3. Is there anything the Board can do to address security issues within the neighborhood as there was a recent home break-in? Can we consider adding cameras the clubhouse (pointing out) capturing cars coming and going from the neighborhood?
		+ Yes, the Board will take an action to talk to ACS about the cost of installing additional cameras and will take this under advisement for the 2019 budget allocations.
		+ Will also consider adding signs to state “This neighborhood is under surveillance.”
	4. Can we do something to help with speeding in the neighborhood, both on Kelly Ridge and in the back phases?
		+ We continue to add patrols to help with speeding, but there is not much else we can do for this issue.

**NEXT Meeting:**

 **Our next Board Meeting is tentatively scheduled for Thursday, September 13th, 6:00 pm. A meeting invite will be sent out prior to the meeting.**