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| **Date:** | Thursday, October 25th, 2018 |
| **Start Time:** | 6:00 pm |
| **End Time:** | 7:30 pm |

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| **Board Member Attendees** | **Role** | **Present (yes/no)** |
| Toni Bradley | President (Acting)(outgoing) | Yes |
| Todd Watts | President(incoming) | No |
| Mark Schoenig | Vice President (Acting)Vice President, Grounds/Facilities(outgoing) | Yes |
| Irene Bussey | Treasurer | Yes |
| Tracie McEnery | Secretary | Yes |
| Gina Bradley | Vice President, Security | Yes |
| **Non-Board Member Attendees** |  |  |
| Bill Rice | Covenants Committee Chair | Yes |
| Jon Yobs(Chris Miller attended in Jon’s absence) | Architectural Committee Chair | No |
| Mike Bish | Grounds/Facilities Chair (incoming) | Yes |
| Rachel Bolyard | Neighborhood Watch Chair | Yes |
| Dawn Irons | Event Committee Chair | Yes |
| Tracie McEnery | Clubhouse Trustee | Yes |

**Additional Attendees:**

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

**Agenda/Discussion Topics:**

1. Introductions and President Comments:
	1. Toni Bradley, acting President, welcomed new residents and introduced all Board members and Committee Chairpersons.
	2. Toni addressed upcoming changes to the Board:
		* In the past year, Toni has been acting President while Todd Watts was working a one year temporary assignment. Todd is returning in December 2018 and will resume his duties as President beginning January 2019. The Board voted Todd back in as President.
		* Toni is resigning as Vice-President, effective January 2019. This position is now vacant.
		* Mark Schoenig is resigning as Vice President of Grounds/Facilities, effective immediately. This position is being replaced with a Committee Chair of Grounds/Facilities and Mr. Mike Bish has agreed to lead this Committee as Chairperson. We are actively seeking volunteers to be a part of this committee.
		* The Vice President of Covenants was changed this past year to also be led by Committee. Bill Rice is currently fulfilling the Chairperson role.
		* Gina Bradley will continue in her role as Vice President of Security and Tracie McEnery will continue in her role as Secretary and Clubhouse Trustee.
		* 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.
	3. Residents are reminded that our KP Facebook page is a way to quickly share information with our fellow neighbors. Not all Board members have Facebook access, so this is NOT how you should contact the Board. Everyone is reminded to use the KP Board email if you need to contact any of the Board members. KP Board emails are provided in the Annual Meeting slides.
2. The Board wants to thank Toni and Mark for over six years of outstanding support to the KP Community. Both Toni and Mark wore multiple hats over the past several years and contributed countless hours to the KP Board and our KP neighborhood.
3. Financial Report (in addition to the slides):
	1. Irene Bussey, Treasurer, briefed the Financial Report.
	2. 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.
	3. Resident Question: Why is there a $10k increase in lawn maintenance?
		* We added extra funding to remove the willow trees around the front ponds, to add some type of plantings back to that area and add a few extra plantings throughout the neighborhood.
4. Grounds/Facilities Report (in addition to the slides):
	1. Mark Schoenig, VP Grounds/Facilities (outgoing), briefed the Grounds/Facilities Report.
	2. Mark briefed that we are extending our contract with AL Lawn Masters for one more year. During this next year, we will be seeking additional quotes to see if others could be more competitive.
	3. There were no resident questions.
5. Covenants Committee Report (in addition to the slides):
	1. Bill Rice, Covenants Committee Chair, briefed the Covenants Committee Report.
	2. This past year, we severed our contract with Hughes Properties and created the Covenants Committee. Bill Rice is currently serving as Chairperson. We have a few volunteers for this committee, but would welcome more.
	3. Bill reminded residents that this Committee is made up of neighbors and it is not an easy job. Communication is key, so if you get a notice please contact the Committee to discuss.
	4. If anyone has ideas/complaints, please let the Committee know.
6. Architectural Committee Report (in addition to the slides):
	1. Chris Miller, Architectural Committee Member, briefed the Architectural Committee Report.
	2. Committee members were introduced.
	3. Please reference the slides for the Review Process for what requires approval.
	4. Reminder to residents that the Architectural Guidelines and Covenants are located on our KP website.
7. Neighborhood Watch Report (in addition to the slides):
	1. Rachel Bolyard, Neighborhood Watch Chair, briefed the Neighborhood Watch Report.
	2. Still seeking Block Captain volunteers
	3. Working to complete the process for a Safe House within KP.
	4. 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.
8. Event Committee Report (in addition to the slides):
	1. Dawn Irons, Event Committee Chair, briefed the Event Committee Report.
	2. There were great turn-outs for all of the events this year.
	3. 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.
	4. If you would like to volunteer or have any ideas for upcoming events, please contact Dawn.
9. Questions & Answers in addition to the ones listed above:
	1. Can the kudzu located on Jeff Road at the front entrance be cut down?
		* Joe Cuzzort volunteered to check on this.
	2. How do we report a street light being out?
		* Call Huntsville Utility with the street name and location of the light and they will come fix it.
	3. What is the schedule for bulk pickup?
		* Bulk pick up runs on the second full week of the month, so always plan for the second Monday and they will run somewhere during that week. Items can be placed on the curb the weekend prior to pickup.
	4. How do we make suggestions for Improvements?
		* Email the Board with any suggestions.
	5. Why are the dues $300 + $180 assessment? Why not just make the dues be $480?
		* Toni walked back through the process of having to obtain a resident vote to change the dues. The Board is going to discuss this in the upcoming year.
	6. The covenants seem out of date, why can we not update them?
		* Until Mr. Wisda completes the back phases and turns those sections over to the Board, he remains as Declarant of the back phases. The Board has discussed this many times over the past years and it would complicate things to change the covenants until the Board owns all the phases. In the meantime, we utilize the Architectural Guidelines to add clarifications and updates to the covenants.
10. Budget Vote:
	1. At the conclusion of the meeting, the board unanimously voted in the 2018/2019 budget.

**NEXT Meeting:**

 **Our next Board Meeting is scheduled for Thursday, March 14th, 6:00 pm.**

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