

Date: Thursday, October 24th, 2019
Start Time: 6:00 pm
End Time: 7:45 pm

Board Member Attendees	Role	Present (yes/no)
Todd Watts	President (outgoing)	Yes
Mike Bish	Vice President, Grounds/Facilities	Yes
Irene Bussey	Treasurer (outgoing)	Yes
Tracie McEnergy	Secretary	Yes
Gina Bradley	Vice President, Security	Yes
Non-Board Member Attendees		
Sue Bish	Covenants Committee Chair (outgoing)	Yes
Jon Yobs (Chris Miller attended in Jon's absence)	Architectural Committee Chair	No
Rachel Bolyard	Neighborhood Watch Chair	Yes
Dawn Irons	Event Committee Chair	Yes
Tracie McEnergy	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:
 - a. Todd welcomed everyone and introduced all of the Board Members and Committee Chairpersons.
 - b. Todd is resigning after serving the Board as President for 7 years and as Vice President for several years prior to that. The remaining Board members thank Todd for his service to our community. He has been a true asset to all of us.
 - c. Irene Bussey is also resigning as Treasurer, but is planning to stay on the Board in a newly appointed position. The remaining Board members also wish to thank Irene for all of her hard work as Treasurer over the past two years.
 - d. 4 volunteers asked to be considered for Board positions and Todd read the bios that the volunteers had provided. Todd explained that the volunteers would be voted on by ballot of all the residents in attendance and once officially added to the Board their particular positions would be decided on by the Board. Volunteers are Mike Bish, Helen Brice, Toni Bradley and Melinda Dellert. Mike was added as VP of Grounds/Facilities last year, but was not officially voted on to the board. We thank all of the volunteers for agreeing to help our community.
 - e. Todd explained dues vs the assessment fee. Dues are \$300 and our assessment is \$180. The assessment was added several years ago in order to build a contingency fund to account for rising costs of common ground lawn maintenance and for some of our emergency expenses like pool repairs, clubhouse repairs, etc. We have had to utilize some of the contingency fund recently for pool and clubhouse repairs and the cost of additional security patrols. With the addition of more houses and residents, the clubhouse use has increased which means more wear and tear on the clubhouse and its furnishings. We get asked a lot why don't we just raise the dues? In order to raise the dues we must receive 2/3 majority vote of all residents. This is something that the board may discuss in the upcoming year.
 - f. Please see slides for additional KP Information: links to the Webpage and Facebook page and a reminder for email links for the Board and Committees.
- 2) Financial Report (in addition to the slides):
 - a. Irene Bussey, Treasurer, briefed the Financial Report.
 - b. Please see slides for financial information.
- 3) Grounds/Facilities Report (in addition to the slides):
 - a. Mike Bish, VP Grounds/Facilities, briefed the Grounds/Facilities Report.

- b. Mike stated that we recently changed Lawn Maintenance companies. We had six companies bid on the contract and we did not choose the highest or the lowest bid. The Board voted to contract with Epps Lawn and Landscaping. We reviewed their work in Magnolia Springs and spoke to their Board who was very pleased with their work. Our contract is for one year with the option to extend, so we will evaluate at that time and see if we need to make another change.
 - c. Gina Bradley presented our plan to upgrade the video security system. She stated that due to multiple issues at the pool this year we are in need of upgrading our current camera system. Our system is currently outdated as it does not provide good visual at night and reduced visibility and low video clarity due to older technology. We have requested that the previous company ACS install and upgraded system. This quote came in at ~\$5600. This new system will provide a 160 degree view for each camera at 4k and will allow for remote access to view video as well as a linkage to card swipes and video times. We will be adding two additional cameras facing from the tennis court towards the clubhouse as well. The cameras under the clubhouse patio will include audio recording. Signs will be posted at the pool area to remind homeowners and their guest that the pool area is recording audio and video.
 - d. Please see slides for additional Grounds/Facilities information.
- 4) Covenants Committee Report (in addition to the slides):
 - a. Sue Bish, Covenants Committee Chair, briefed the Covenants Committee Report.
 - b. Sue is stepping down as Covenants Committee Chair. She took over this position this year, but has served for many years prior as a Committee member. The Board thanks Sue for all of her hard work in this year. She has done a great job towards keeping our community a beautiful place to live.
 - c. Need volunteers to be a part of the Covenants committee. This is an excellent opportunity to meet your neighbors and make new friends.
 - d. Encourage all residents to read and know the Covenants and rules of our community. The Covenants and Architectural Guidelines are posted on the KP Website.
 - e. Please see slides for additional Covenants information.
 - 5) Architectural Committee Report (in addition to the slides):
 - a. Chris Miller, Architectural Committee Member, briefed the Architectural Committee Report.
 - b. Please see slides for additional Architectural Guidelines information.
 - 6) Neighborhood Watch Report (in addition to the slides):
 - a. Rachel Bolyard, Neighborhood Watch Chair, briefed the Neighborhood Watch Report.
 - b. Still in need of a Block Captain for Block A (the front of the neighborhood).
 - c. Please see slides for additional Neighborhood Watch information.
 - 7) Event Committee Report (in addition to the slides):
 - a. Dawn Irons, Event Committee Chair, briefed the Event Committee Report.
 - b. Please see slides for additional Event Committee information.
 - 8) Questions & Answers addressed during the course of the meeting:
 - a. Did we ever catch the person who vandalized the pool?
 - Unfortunately, no. The person was never caught.
 - b. Can we add a Wi-Fi extender to the pool area since reception is not very good on the far side of the pool?
 - Yes, the Board will look into the possibility of doing this.
 - c. Are we planning to add signs that state that fishing is for residents only?
 - Yes, the Board plans to do this in the upcoming year.
 - d. Are we planning to replace the trees that look like they are dying in the front common area?
 - No, these trees are cedar trees and they aren't dying, they just go through this phase every year.
 - e. Are we planning to repair the playground equipment?
 - Yes, the Board plans to do this in the upcoming year.
 - f. Is it still a rule that no boats, kayaks, etc. are allowed on the ponds?
 - Yes, that is still the case and the Board will send a reminder email to all residents stating that.
 - g. Who should residents report issues to when they see them?
 - Residents are encouraged to call 911 for emergency situations and to call the non-emergency police number for other issues. The number to call is 256-722-7181. All residents are encouraged to put this number into your cell phones. It is good practice to always notify the Board as well when issues are reported.
 - h. Can we add a walking path around the back pond?
 - No, we have discussed this in previous years and it is just not possible. The hope is that the grounds improvement will at least provide better access to the back ponds.
 - i. How does our new recycling work now?
 - Every street seems to have their own schedule. Lots of complaints were voiced. Everyone should direct their concerns to the Recycling Center.

9) Ballot Vote:

- a. Ballots were collected from residents in attendance and tallied after the board meeting. All 4 volunteers were voted on to the Board. The KPHOA Board now consists of the following:
 - Toni Bradley, President
 - Melinda Dellert, Vice President
 - Mike Bish, VP of Grounds/Facilities
 - Irene Bussey, VP of Covenants
 - Helen Brice, Treasurer
 - Tracie McEnergy, Secretary
 - Gina Bradley, VP of Security (non-voting Board member)
- b. The Board added back the position of VP of Covenants instead of having this position as a Committee Chairperson.

10) Budget Vote:

- a. At the conclusion of the meeting, the board unanimously voted in the 2019/2020 budget.

NEXT Meeting:

Our next Board Meeting is scheduled for Thursday, February 13th, 6:00 pm.

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