

**Date:** Tuesday, July 23<sup>rd</sup>, 2019  
**Start Time:** 6:00 pm  
**End Time:** 7:15 pm

Board Member Attendees	Role	Present (yes/no)
Todd Watts	President	Yes
Irene Bussey	Treasurer	Yes
Tracie McEnergy	Secretary	Yes
Gina Bradley	Vice President, Security	Yes
Mike Bish	Vice President, Grounds/Facilities	Yes
Committee Chairperson Attendees		
Dawn Irons	Event Committee Chair	No
Rachel Bolyard	Neighborhood Watch Chair	No
Jon Yobs	Architectural Committee Chair	Yes
Sue Bish	Covenant Committee Chair	Yes
Tracie McEnergy	Clubhouse Trustee	Yes

**Additional Attendees:**

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

**Agenda/Discussion Topics:**

- 1) President Welcome:
  - a. Todd welcomed new residents and also announced he would be resigning from the Board at the Annual Meeting in the fall of this year. Irene Bussey will also be resigning from the Board as Treasurer. We need several volunteers to join the Board and are also seeking volunteers for all of our Committees: Architectural, Covenants, Neighborhood Watch and Events. We are also seeking a new volunteer for Clubhouse Trustee. Serving on the Board and the Committees are a great way to meet your neighbors and serve our community.
  - b. Residents who are interested in being on the Board needs to send their Name, Address and a brief Bio of themselves to the Board, [hoaboard@kellyplantationhoa.net](mailto:hoaboard@kellyplantationhoa.net), so that they can be introduced and voted on at the Annual Meeting this fall.
  - c. Please see attachment for Board and Committee Member position descriptions.
- 2) Financial Report:
  - a. Balance/Status – All bills are paid to date and on target with our planned spending to date.
  - b. We recently changed pool companies which has significantly reduced our pool maintenance costs.
- 3) Grounds/Facilities Report:
  - a. Pool Security and lighting: Have received five bids for the electrical work to upgrade our lighting and add motion lights for the pool gates and around the pool area. Current bid we will be using for the work is \$3,000.
  - b. Pool Maintenance: Our pool pump is in need of replacement since it is no longer able to pump water like it needs to. We currently have a single speed pump and we need to switch to a variable speed pump so that it can adjust as necessary and also is programmable. Single speed pump costs approximately \$1100 and the cost of the variable pump will be \$2000. We will recoup the extra cost over time by lowering our maintenance costs.
  - c. Lawn Maintenance: Our current contract with AL Lawn Masters is up for renewal later this year. We have used AL Lawn Masters for the past five years, and have decided to solicit for other bids next month in order to reevaluate their contract and to see if we can get better service at a lower cost.
  - d. Pool Furniture: We recently had 6 chairs and 2 loungers stolen from the pool area, so we will be budgeting for their replacement in the next year. We will also be assessing all of the furniture once pool season is over to see if others are broken and in need of repair.
  - e. Ponds: We will be stocking the back pond with small fish in September of this year. We will also be adding new signs to all of the pond areas to state that fishing is for residents only.
  - f. We will be working soon to add storage racks to the pool house so that all pool furniture can be stored there in the off-season, as opposed to partially being stored in the clubhouse.

- g. Clubhouse Repairs: We will be working soon to restripe the clubhouse parking lot and to restrain the clubhouse doors. We will be asking for volunteers to work the restraining of the clubhouse doors as a community project.
  - h. Pool Maintenance: We are looking at the cost and pros and cons of converting our pool to a salt water pool. The initial investment to do this would be approximately \$4,000 to \$5,000. Maintenance costs would be reduced by approximately \$100 per month as you would eliminate the need for chlorine replacement. We are securing bids for discussion and approval/disapproval at the next Board Meeting.
- 4) Security Report:
- a. We have obtained quotes to update our security system to allow for better cameras and to add remote access. We have decided to hold off on this for now as we are going to wait and see what upgrading the lights with motion detectors provide. We received several resident questions in regards to our camera system:
    - Can we see the streets from our cameras? Yes, but the view is very limited.
    - Do we currently have remote access? No.
    - Were our cameras professionally installed? Yes.
- 5) Covenants Report:
- a. We have recently added five more volunteers to the Covenants Committee and this has been a tremendous help.
  - b. Issues that are currently being dealt with the most are mowing of lawns and cleanup of the grass after it has been cut. Residents are reminded to not blow their grass clippings into the street.
- 6) Architectural Committee Report:
- a. There have been a lot of projects recently going on with new and existing homes.
  - b. Special thanks to all of the volunteers on the Architectural Committee as they are doing a great job with processing requests as quickly as possible.
  - c. Residents are reminded if you are unsure whether you need approval for something or not, just email the Architectural Committee and they can let you know whether your project requires approval and point you to the form that would then need to be completed.
  - d. There has been an increase lately in residents requesting iron/metal fences as opposed to all wooden shadowbox fences. The Architectural Committee will be working with the Board to better clarify the Architectural Guidelines on what type of fences are allowed.
- 7) Event Committee Report:
- a. The 4<sup>th</sup> of July 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.
  - b. Next Event is currently Cookies with Santa in December. More details to follow on that later in the year.
- 8) Additional Resident Questions & Answers:
- a. Gary Seal has provided more ducks to the front ponds for a total of six. Gary does this at no expense to the KPHOA. Question was asked if we have looked at possible solutions for the geese at the front of the neighborhood and presented a possible solution, remote control airplane, to the Board for consideration.
    - Yes, we have discussed this several times over the years and have never had a viable solution. We will look into the solution that Gary presented.
  - b. Resident requested that we post upcoming Board Meetings to the sign at the front of the neighborhood. The Board will plan on doing this in the future.

**NEXT Meeting:**

**Our next Board Meeting will be our Annual Meeting in the fall. Residents will be notified when a date and time have been finalized and a meeting invite will be sent out prior to the meeting.**