

Kenmare Commons Homeowners Association Meeting

January 27, 2020

In attendance: Dan Outten, Tom Dearing, Zee Sawyer, Dottie Feazell, Steve Bledsoe, Charlene Estes

Not in attendance: Celeste Rosso

Meeting called to order at 7:00

A motion was made to reflect Dottie Feazell was in attendance at November 18, 2019 meeting.

A motion was made to accept minutes with amendment, seconded and passed.

A motion was made, seconded and approved to accept agenda.

Tom Dearing presented a signed agreement to Dan Outten as association's manager and presented with a yearly salary check.

Reports

Manager

There was a motion made to replace Evelyn Harrell and Jim Parks on the Fines Committee. A motion was made, seconded and passed to nominate Steve Bledsoe and Dick Faucher.

1. There was discussion about securing fence that has wobbling fence posts.

There was a motion to contact Arial Fencing (original contractor) about digging out further and putting in concrete.

There is a broken limb leaning on the fence. Steve will contact Blade Runner about removal.

2. There was extensive discussion regarding bales of pine straw. It was decided that a total of 300 bales would be required to put out pine straw in the Spring and Fall, both in common areas and two bales for each home.

3. A motion was made, seconded and passed to adopt agreement that Kenmare Commons HOA is fully responsible for any and all litigation fees and not individual Board Members.

4. There was discussion of Huck's filing for dismissal of HOA's case and it was denied. The judge did not agree with Huck's attorney that the case cannot be dismissed because HOA's complaint that it can enforce covenants. There is a 20-day window for the Hucks to appeal this ruling. Will Hall is in the process of drafting a motion for summary judgement.

Treasurer's Report

Financial Reports were distributed electronically prior to meeting.

There are 7 outstanding dues at the time of this meeting. Late notices will be going out with \$25

late fee.

The line item for pine straw will be revised.

There was a motion, seconded and approved to accept treasurer's report, with necessary revisions to reflect discussion of line items.

Architectural Report:

There have been no requests for architectural changes.

Meeting adjourned 8:30.