



**KING'S COVE HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 15, 2018**

CALL TO ORDER

Meeting of the Board of Directors of King's Cove Homeowners Association, Inc. was called to order by Michelle Carter, President at 4345 Steed Terrace at 7:01pm.

QUORUM PRESENT

Michelle Carter, Heather Fipps, Bill Harris & Walt Howard
Earl Henry – Not Present

APPROVAL OF PREVIOUS MEETING MINUTES

Bill Harris motion to approve, seconded by Walt Howard. All present voted in favor.
Motion carries - Approved.

OFFICERS REPORT

Secretary

- Assessment letters mailed 11/24/17, to date we have received 36 of the 96 dues. Will start sending late notices with fees on February 1, 2018.
- Received an email from Homeowner, Mr. Hedinger. Family hardship, requesting payment plan for 2018 dues. Heather Fipps motion to approve payment plan, seconded by Bill Harris. All present voted in favor. Motion carries – Approved.

Treasurer

- Starting financials for 2017, Board discussed Heather coordinating the completion of the financials and the costs involved having an outside CPA complete. Michelle motioned to approve, Bill Harris seconded. All present voted in favor.
Motion carries – Approved.

COMMITTEE REPORTS

ARC Committee

Jim Horst present for ARC, nothing to report at this time.

Maintenance Committee

Walt Howard present for maintenance committee.

- Discussed replacement of the front entrance electrical. Walt mentioned Earl could do the work, board agreed for liability we would bid the work to a licensed and insured electrician.
- Need to review landscaping contract, tree work needs to be completed. Discussed bidding out the landscape contract to ensure we are getting competitive pricing.
- Electric bills for the fountains have been increasing each month, Michelle mentioned the timers need to be checked, lights and fountains are running inconsistently and during off hours. Walt will check the fountain timers and investigate.

Social Committee

Jill Nichols has officially resigned from the committee, she dropped off all the signs and Santa Express items. Looking to recruit someone in the future to coordinate events.

- Michelle Carter will put something in the Spring Newsletter for Social Committee.
- Started Facebook Group for King's Cove to engage with people and hopefully get more involvement, will also post in Newsletter.

CONTINUING BUSINESS

- Recommendation from homeowner to have "dumpster days" for yard and home clean up, yard of the month and Christmas Caroling at Holidays on Hold until we can get someone involved for Social Committee.
- Update neighborhood covenants. Board will look into once the preservation is completed. Working with attorney to complete.

NEW BUSINESS

- Approval to move forward with engaging Scott Newsom, HOA Attorney to preserve the Covenanted Documents for King's Cove. Bill Harris motioned to approve, seconded by Walt Howard. All present voted in favor. Motion carries - Approved.
- Compliance, Board will start sending compliance letter to homeowners not complying with the HOA documents.
- Received anonymous complaint from homeowner regarding 2000 S. Prince Ct. Homeowner has a POD that has been on the property for an extended amount of time and the homeowner is complaining that they are getting rats from the lack of upkeep around the property. Walt mentioned that he would go by and try to speak to the owner before we send a letter to clean up the property and remove the POD.
- Homeowners will have until February 1st to remove Christmas lights, after that we send out reminder letters.
- Michelle Carter proposed New Homeowner Welcome Baskets, would like to see more community involvement and want new residents to feel welcomed. Want to try and engage more residents. Budget about \$40 per basket. Walt Howard motioned to approve, seconded by Bill Harris. All present voted in favor. Motion carries - Approved.

Architectural Review Committee- Follow up to discussion at previous board meeting in September regarding Pink House located at 4440 Steed Terrace. Not approved by ARC. Check covenanting documents for legal action if any.

Social Committee- None at this time

Maintenance Committee- Walt Howard will start bidding the electrical work at the front entrance and meeting with landscapers to bid out the contract.

OPEN HOMEOWNER FORUM

Meeting adjourned at 7:56 PM