



**KING'S COVE HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
SEPTEMBER 25, 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 Faith Outreach Church at 7:02pm.

**QUORUM PRESENT**

Michelle Carter, Heather Fipps, Bill Harris, Walt Howard & Earl Henry

**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**

- All 2018 Annual Assessment dues have been collected to date.

**Treasurer**

- cursory review and discussion for the 2019 budget expenses, additional money budgeted for expenses such as tree trimming, pressure washing, new benches and attorney fees.
- Discussed moving late fee collections to the other income account.

**COMMITTEE REPORTS**

**ARC Committee**

Walt Howard present for ARC Committee

- Roof replacements have been ongoing in the neighborhood.

**Maintenance Committee**

Walt Howard & Earl Henry present for maintenance committee.

- Continue to monitor electric bills for the fountains each month, Michelle mentioned the timers need to be checked again, lights and fountains are running inconsistently and during off hours. Possibly need to replace timers.
- Irrigation Clock took lightning hit, waiting on final bill from Lewis Outdoor for repairs. Need to budget funds for repairs and replacements to Irrigation for 2019.

**Social Committee**

No Representative for Social, still looking for committee person to lead – Michelle assisting with coordination of Christmas Event in the interim.

- Confirming date for Santa Express, booked back in January.
- Walt Howard volunteered to play the Santa role for 2018.
- Visit with Santa to be held at the Carter Residence, 4345 Steed Terrace, cut down on amount of cookies and milk for last year's turn out. Set up tent and music for the children.
- HOA will provide candy for Santa to throw to the children on Fire Truck.

## **CONTINUING BUSINESS**

- Emergency Board Business for Entrance work – Heather Fipps motioned to approve, seconded by Walt Howard. Motion Carries, Approved.
- 2017 Audit to be conducted according to the By-Laws of the HOA, cost will be \$1,000 and was not a budgeted expense. – Bill Harris motioned to approve, seconded by Walt Howard. Motion Carries, Approved.
- Updating the CC&R's and the By-Laws – Bill Harris motioned to remove the required audit since the Board prepares a full financial compilation report each year. The \$1,000 expense is not necessary with the documents we already prepare and provide, effective for the 2018 reporting year. Motion seconded by Walt Howard. Michelle noted some conflicting items, regarding the timeline for the election and the assessment notice, the verbiage will need to be updated so that the election can take place at any time during the 4<sup>th</sup> quarter of the year and assessment notices be mailed. Scott Newsom, attorney for HOA will prepare revised By-Laws to be voted on by a majority of the Board of Directors at the next scheduled meeting.

## **NEW BUSINESS**

- 2019 Budget Review, Heather Fipps overview of line items and discussed projections for 2019.
- 2019 Election, two open positions. Bill Harris and Walt Howard will run again for 2019.

## **OPEN HOMEOWNER FORUM**

Motion to adjourn Board Meeting by Bill Harris, seconded by Walt Howard.  
Meeting adjourned at 7:40PM