



**KING'S COVE HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 12, 2019**

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 7:04pm.

QUORUM PRESENT

Michelle Carter, Heather Fipps & Bill Harris

APPROVAL OF PREVIOUS MEETING MINUTES

Bill Harris motioned to approve, seconded by Heather Fipps. All present voted in favor. Motion carries - Approved.

OFFICERS REPORT

Treasurer

- Currently 23K in bank account.

COMMITTEE REPORTS

ARC Committee

- N/A

Maintenance Committee - Paul Carter present for maintenance committee.

- Discussions around condition of the brick wall surrounding community. Needs repairs. Received several concerns from homeowners.
- Front Monument needs extensive electrical repairs. Replacing conduits and boxes.

Social Committee

No Representative for Social, still looking for committee person to be involved.

CONTINUING BUSINESS

- Community Brick Wall & Repairs -Association Attorney provided a response with his interpretation of the CCR's and how that relates to the wall responsibility. CC&R's Article I, Section 4 – Landscape Buffer & Article IV, Section 2 Purpose of Assessment state the HOA to maintain and repair the brick wall around the community.

2020 Budget Approval

- Budget includes a 5% increase bringing the total amount due for 2020 to \$265.50. Bill Harris motioned to approve, Heather Fipps seconded. All present voted in favor. Motion Carries. Approved.

NEW BUSINESS

- Retention Pond Conditions – Michelle Carter contacted the County, they came out and clear the intakes and overflows. Determined retention ponds in good shape and no need for any dredging at this time.
- Homeowner brought up the sidewalk and conditions, homeowners should be maintaining the fronts of their houses. Maybe some homeowners can assist others.
- Landscaping needs to be bid out, used same company for years. Walt used to handle. Clarissa Powell volunteered to develop a new scope based on previous contract and bid out the contract.

OPEN HOMEOWNER FORUM

Meeting adjourned at 7:52PM



KING'S COVE HOMEOWNER ASSOCIATION ANNUAL MEETING MINUTES

NOVEMBER 12, 2019

CALL TO ORDER

Annual Meeting of the King's Cove Homeowner's Association, Inc. was called to order by Michelle Carter, President at Faith Outreach Church at 7:53pm.

STATEMENT OF QUORUM

A quorum of property owners representing at least 31% (30) of the membership was present either in person or by proxy. Verified and confirmed by HOA Attorney, Scott Newsom

APPROVAL OF THE 2017 ANNUAL MEETING MINUTES

Motion to approve by Clarrisa Powell, seconded by Earl Henry.
All present voted in favor. Motion carries.

NOMINATION OF THE CANDIDATES

There are four open positions for the 2020 Board of Directors. Two of the candidates pursuing the open positions are current members of the board of directors, Michelle Carter and Heather Fipps. There were four additional candidates, Jared Eller, Earl Henry, Walter Monser and Robert Weiss who also decided to pursue the open positions on the board. Nominations closed.

Proxies were distributed to all present homeowners of the association, the election process commenced and was coordinated by the Associations attorney, Scott Newsom. Scott asked for several volunteer homeowners to assist with counting the votes. The votes came back with the following results

Michelle Carter – 32 Votes
Jared Eller – 33 Votes
Heather Fipps – 30 Votes
Earl Henry – 20 Votes
Walter Monser – 25 Votes
Robert Weiss – 9 Votes
Ello Florencio – 2 Votes

OPEN FORUM

Floor was open for homeowner's comments. None at this time.

ADJOURNMENT

Meeting adjourned at 8:50pm



**KING'S COVE HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 12, 2019**

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 8:56pm.

QUORUM PRESENT

Michelle Carter, Heather Fipps & Bill Harris

APPROVAL OF PREVIOUS MEETING MINUTES

Tabled until next Board Meeting

Election of Officers

- President/Secretary – Michelle Carter (Motion by Bill Harris and Heather Fipps)
- Vice President – Bill Harris (Motion by Heather Fipps & Jared Eller)
- Treasurer – Heather Fipps (Motion by Michelle Carter & Jared Eller)
- Director – Jared Eller
- Director – Ray (Walter) Monser

All present voted in favor, none opposed. Motion Carries.

Appointment of ARC Committee – Paul Carter, Bob Komaraski & Earl Henry

Appointment of Social Committee – Nicole Crowe and Clarris Powell

Appointment of Maintenance Committee - Paul Carter, Bob Komaraski & Earl Henry

OPEN HOMEOWNER FORUM

Meeting adjourned at 9:00PM