

KINGS COVE HOMEOWNER'S ASSOCIATION
Special Board of Directors Meeting
Via Zoom
April 14, 2021

Attendance: Walter Monser, Vice President; Heather Fipps, Treasurer; Clarissa Powell, Secretary; Earl Henry, Director; Paul Hook; Bill Harris

Call to Order: Special meeting called to address Jared Eller resigning as President. Meeting called to order at 7:05 p.m. Board members agree to change agenda and move ARC Committee report first on Agenda.

ARC Committee: Tom Moch resigned from committee. After much discussion and a review of previous four board of directors' approach to ARC Committee and violation letters, Paul Hook requested that the board review the proposed ARC violation letters. The board reviewed them together and requested changes to ARC Committee.

Additional suggestions:

- Attached photos to copies of letters for reference (Earl agreed to take photos)
- Committee needs to be three people – Earl Henry agreed to serve with Paul on committee. Additional person to be named by the Board.

Board discussed and agreed to ARC Violation Letter procedure/timeline:

1. Letters proposed to Board
2. Board reviews letters no later than one week from when submitted
3. Letters mailed once ARC Committee corrects
4. Letter recipient has thirty (30) days to respond to Board
5. Second letter if required gives specific time to correct issue
6. Final demand letter comes from attorney
7. Mediation

ARC Committee discussion ended. Board returned to agenda.

Treasurer's Report: Board agreed to send stronger collection and lien letters (per past KCHOA letter samples Clarissa sent to Board). Interest to be added. Heather will provide interest by recipient.

Other:

- Homeowner violations
 - Irene Adames accused of renting rooms to non-family members. Violates Section 3, Article 6.
 - Mark and Tara Lampman moved without paying dues – concerns about foreclosure. File lien against home.

- As response to hail damage and homeowner request, Clarissa to find an article about selecting the right roofing company and post to Facebook. Possibly post a sign about using caution when hiring a roofer.

Officer Positions:

Jared Eller resigned from the board. After discussion, Board agreed to invite Jared to return to Board (Board appoints open board position). Walt Monser moves to President, Earl Henry steps in as Vice President. Jared Eller is Director.

Maintenance Committee:

The maintenance committee is comprised of Earl, Paul Carter, Walt Monser and Bob K. Walt turned off pump in west fountain due to low water. Hopefully we'll get enough rain to turn back on.

Next Newsletter:

Next newsletter will be mailed in May with focus:

1. Keep neighborhood and home areas clean
2. Explain ARC procedure, process for violation letters and what to do if you receive one.

Adjournment:

Motion by Clarissa Powell that the meeting be adjourned at 8:30 p.m. Seconded by Earl. Motion carried.

Attest: _____
Clarissa Powell, Secretary