

**King's Lake Homeowners Association, Inc.**  
**Budget Adoption Meeting**  
**November 15, 2021**

**Minutes**

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held via zoom. The meeting was called to order at 7:02 PM by Chuck Nuechterlein followed by the pledge of allegiance.

**DIRECTORS PRESENT:** Mary LeGault, Nancy Payton, Mary Ballard, Ed Rooney, Jim Shumake, Gail Miers, Dick Weise, Marsha Bergquist, Chuck Nuechterlein and Gloria Seger. Bill Wendle was absent. A quorum was established.

Also present were Tina Miller, CAM, and Gerald Batten, Maintenance Supervisor. 16 Homeowners were also at the meeting.

**SECRETARY'S REPORT:** The Board minutes of October 11, 2021, were presented for review and approval. Mr. Rooney said delinquency for the September Financials should be approx. \$16K and not \$96K. **Mr. Shumake motioned to accept these minutes with revision and Ms. Seger seconded. All were in favor and the motion passed.**

**TREASURER'S REPORT:** Mr. Rooney said as of October 31, 2021, we have a total cash of approx. \$352K; \$216K in reserves, and \$137K in operating cash. Year to date delinquency is approximately \$15K and 14 homes have been passed for collection. **Mr. Shumake motioned to accept the October Financials and was seconded by Ms. Seger. Unanimously carried.**

**OLD BUSINESS:**

- A. Landscape** – Ms. LeGault said the fall annuals will be picked up tomorrow. The oak tree on the West pathway entrance and 7 sylvester trees were trimmed. Ms. LeGault said there are oaks by Kings Way on Kings Lake Blvd that needed trimming and 19 palms in the front entrance. **Ms. LeGault motioned to accept Roots Up's quote for \$2,415 to trim both the oaks and the palms. This was seconded by Mr. Rooney and unanimously carried.** Ms. LeGault said they will start the Christmas decoration this weekend and it will be nice. Ms. LeGault received a quote from Roberto for 5 royal palms and one Orange Geiger for a total of \$6,300. **Ms. LeGault said this is a good price and motioned to approve this quote. Mr. Rooney seconded and was unanimously carried.**

**Ms. LeGault motioned to purchase and install two benches, one by Steeplechase and the other by Greenfield Village for a total of \$2,322.70 plus shipping. Ms. Bergquist seconded and the motion was passed 9 to 1. Mr. Shumaker disapproved.**

- B. Preserve** –Ms. Ballard said 10 trees that are a potential hazard need to be removed in the Preserve. There are many logs in the preserves that need to be chipped and used for mulching. Roots Up agreed to remove the trees for \$1,750 and Anytown Tree agreed to chip all the logs for \$3,200. **Ms. Ballard motioned to approve the two quotes for a total of \$4,950, to be funded out of the Preserve reserves. This was seconded by Ms. LeGault and was unanimously carried.**
- C. Lakes** – Ms. Payton said Solitude Lake Management will start the initial mapping and treatment for Prince Lake, treat spike rush, do the quarterly testing and perform the monthly care of the littorals this month.
- D. Roads & Paths** – None
- E. Architectural Review** – Mr. Rooney said there were several ARCs (generator and hurricane shutters) and were all approved. There were several violation letters sent to homeowners for not maintaining their yards. 2513 Kings Lake Blvd put out a dumpster for long periods of time without approval and after receiving the violation letter, the owner asked to keep the dumpster for two more months. Ms. Miller will follow up with the owner to see what constructions they are working on. There was a RV parked in a driveway on Kings Lake Blvd, it is now gone.
- F. Irrigation-** Mr. Batten said everything is working well.
- G. Website** – Ms. Payton encouraged everyone to check the website periodically because new information is constantly being added. Committees are welcome to post articles.
- H. Legal** – Mr. Shumake said all is quiet in Kings Lake.
- I. Document Rewrite** – At this time, Bob Murrell, Association Attorney, joined the meeting to answer questions. Ms. Seger said the committee received many comments and feedbacks and are going through all of them. The committee is considering sending a letter out with updates to the members. Ms. Seger briefly went over the changes in the Docs. and the floor was opened for owners’ questions and comments.
- J. Welcome Committee & Newsletter Committee** – Ms. Bergquist will get together with Ms. Payton to post some welcome articles to the website.
- K. Infrastructure Committee** – Ms. LeGault said we received a quote from Gomez Painting for the front wall caps and maintenance shed but is still waiting for the pump house quote. Mr. Nuechterlein suggested we table this until all the quotes are in before voting.

**NEW BUSINESS:**

- Adoption of the 2022 Budget – **Mr. Rooney motioned to accept the proposed 2022 budget as presented and was seconded by Mr. Shumaker. Unanimously carried. The annual assessment is \$380 per unit/per home.**

**PRESIDENT’S REPORT** – Mr. Nuechterlein asked if everyone is ready to go back to live meeting? Will look into either the fire house or St. Paul Church.

**ADJOURNMENT:** There being no further business to discuss, **Mr. Nuechterlein motioned to adjourn the meeting and was seconded by Ms. Seger to adjourn the meeting at 9:02 pm.**

Respectfully submitted,

Tina Miller, CAM