

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
September 13, 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 7:00 PM by Chuck Nuechterlein followed by the pledge of allegiance.

DIRECTORS PRESENT: Chuck Nuechterlein, Mary LeGault, Nancy Payton, Mary Ballard, Ed Rooney, Jim Shumake, Dick Weise, Marsha Bergquist, Bill Wendle and Gloria Seger. David Dardi appeared briefly. A quorum was established.

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

Mr. Nuechterlein added two agenda items to the meeting:

1. Resignation of Mr. Dardi and reappointment of new board member Gail Miers – Mr. Dardi said Ms. Miers will be an asset to the Board. **Ms. Payton motioned for Gail Miers to fill the vacant board seat and was seconded by Ms. LeGault. Ms. Miers will also fill the seat as chair of Roads and Paths and as a member of the Lakes Committee. Unanimously carried.**

Ms. LeGault motioned for Ms. Seger to be appointed as Vice President and was seconded by Ms. Bergquist. Unanimously carried.

2. Executive Meeting will follow board meeting regarding the Maintenance Supervisor – Anthony Phillips

SECRETARY'S REPORT: The Board minutes of June 14, 2021 were presented for review and approval. **Mr. Rooney motioned to accept these minutes and Mr. Weise seconded. All were in favor and the motion passed.**

TREASURER'S REPORT: Mr. Rooney said we have \$457,382 in assets and \$273,717 in reserves. \$17,518 in delinquency and they've been passed to the attorney. Mr. Nuechterlein said we are \$2,165 to the positive side compared to July, and we need to reclass expenses for Lake Operating to Lake Reserves. Ms. Payton and Ms. Miller will work on this. **Mr. Weise motioned to accept the August Financials and was seconded by Mr. Shumake. Unanimously carried.**

OLD BUSINESS:

- A. Landscape** – Ms. LeGault said the fall annual will be ordered. Roberto put in five new trees; Roberto will replace two trees, one of which is likely dead and the other undersized orange Geiger to be replaced by a larger Orange Geiger. This will happen when replacements become available from his supplier. The Directional Sign project will be put “on hold” until summer of 2022. The sign is also on Greenfield’s property, and we need time to seek legal counsel and take care of some issues with the County. Mr. Nuechterlein said there are some unknown finances and the Board agreed with postponing the project.
- B. Preserve** –Ms. Ballard said Mr. Batten will take care of the invasive plants and start spraying the potato vines because they are starting to grow again.
- C. Lakes** – Ms. Payton will serve as chair to the committee. Ms. Payton said we are missing some monthly Lake reports from Lakes & Wetland as well as waiting on a Proposal for bio-treatment for Prince Lake. Ms. Miller to remind Lakes & Wetland of their contractual obligations.
- D. Roads & Paths** – None
- E. Architectural Review** – Mr. Rooney said the most recent request was for a garage addition at 1779 Knights Court, but the owner is needing to submit a renewed contractor’s license and indicate whether or not there will be changes made to the driveway. Ms. LeGault said a letter needs to go out to the new owner at Don Carlos because they’ve not been maintaining their landscape. Ms. Miller to reach out to 2218 Kings Lake Blvd one more last time regarding submitting an ARC for the driveway they’ve installed few months ago. We will turn this over to the attorney if the owner does not respond.
- F. Irrigation-** Mr. Weise said he thought there may be an issue with the irrigation when there was a small electrical issue but later found out it was independent of the electrical and everything is working as it should.
- G. Website** – Ms. Payton said she will update the Board members and have uploaded the Wildlife information page. A page on cane toads has also been uploaded.
- H. Legal** – Mr. Shumake said we have an upcoming mediation in October and four foreclosures are underway.
- I. Document Rewrite** – Ms. Seger said the committee went through all the board comments and met with the attorney several times and has received the last revision. The plan is to get this draft to the board this week and have a workshop to discuss then post it to the website and set up Town Hall Meetings before putting out the final draft for vote.
- J. Welcome Committee & Newsletter Committee** – Ms. Bergquist said things are not getting better with Covid so we have to wait.

K. Infrastructure Committee – a) Replacement of Utility Vehicle - Mr. Wendle said there's a request to replace the utility vehicle for \$6,637.90 (John Deere) and we will use money from the Reserve. We will trade in the old one for a credit of \$2000, the original price is over \$8000. **Mr. Wendle motioned to proceed with the purchase and was seconded by Mr. Weise. Unanimously carried.**

b) Replace Garage Door for Maintenance Shop – Mr. Wendle motioned we purchase the garage door of \$2,570 and was seconded by Mr. Rooney. Unanimously carried.

NEW BUSINESS: Mr. Batten talked about the maintenance shop's electrical problem. We have traced 300 feet of electrical wires to the transformer box at 2208 & 2212 King Arthur Court. The price to do this major repair is still unknown. We will use money from Emergency Reserve. Mr. Nuechterlein said we need to start putting reserves on the maintenance shop.

We will have a budget workshop with only five board members on 9/23/21 at 10 am with Ms. Miller via Zoom. We will also plan a Doc. Rewrite workshop for next week via zoom.

President's Report – SWPM is advertising the KL Maintenance Supervisor job, they will review the resumes and then set up interviews.

ADJOURNMENT: There being no further business to discuss, **Ms. Payton motioned to adjourn the meeting and was seconded by Mr. Rooney to adjourn the meeting at 8:24 pm.**

Respectfully submitted,

Tina Miller, CAM