

**King's Lake Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**February 22, 2022**

**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 Gail Miers followed by the pledge of allegiance.

**DIRECTORS PRESENT:** Mary LeGault, Nancy Payton, Jennifer Stampfli, David Dardi, Jim Shumake, Gail Miers, Dick Weise, Marsha Bergquist, Bill Wendle and Gloria Seger. A quorum was established.

Also present were Lori Nixon, CAM. Thirty-eight (38) owners were also at the meeting.

Gail Miers reviewed the rules of owner participation.

**PRESIDENT'S REPORT:** Gail Miers provided an overview of items in progress. A calendar of board meetings for the next 6 months will be published shortly. She is contacting alternate venue options for upcoming meetings to allow zoom capability. A zoom account for Kings Lake will be set up in the next week. Gail is working on a form specific to committees in an effort to engage more community involvement. A communications committee was discussed which will include email blasts and newsletters to keep members informed.

**SECRETARY'S REPORT:** Gloria Seger moved to waive the reading and accept the minutes of January 11, 2022 as written. The motion was seconded by Mary LeGault and unanimously passed.

**TREASURER'S REPORT:** Jennifer Stampfli stated the Board would like more community volunteers as there are many important tasks to fulfill. Brief discussion regarding the assessments and collection procedures. Lori advised owners having issues with appfolio or needing assistance logging in to contact Customer Service.

**COMMITTEE REPORTS AND OLD BUSINESS:**

- A. **Landscape** – Mary LeGault reported Greenfield Village signed the easement for renovation of landscape at the directional sign located at Kings Way and the Blvd. WJ Johnson Engineering has been notified and they will handle permits so the architect can proceed.

Resident spoke to express opposition to the recent placement of a concrete bench near her lanai. The owner is willing to pay the full \$1295 to have the bench moved 12'. **Nancy Payton moved to leave the bench where it was recently placed. The motion was seconded by David Dardi. The motion failed due to a tie vote of 5-5.**

Discussion regarding the property between Royal Lane and the footbridge and how to deter it from being used as a pathway. **Gloria Seger moved to establish an ad-hoc committee to determine if this should be deemed an authorized access and how to proceed, Richard Weise seconded. Motion passed 9-1.** This committee will be appointed by the President.

- B. Preserve** –Jennifer Stampfli is working on electronic sign-up options for the pickleball/tennis courts. There was discussion regarding access to the courts and the varying times the area is blocked off. Jennifer again stressed that volunteers are needed.
- C. Lakes** – Nancy Payton reported Prince Lake is undergoing biotreatment to address the buildup of muck. David Dardi is looking into a report there is or was an oil spill in the waterway between Royal Lane culvert and the King Lake bridge.
- D. Roads & Paths** – No Report
- E. Architectural Review** – Tabled
- F. Irrigation-** Richard Weise reported everyone who is serviced has 24 hour access. The county does have some restrictions and owners must follow their guidelines.
- G. Infrastructure-** Bill Wendel reported the difficulty of getting paint bids. Lori requested a full scope of work so she can assist in contacting vendors.
- H. Legal** – No Report
- I. Document Revision**– Gloria Seger reported a seven member committee has been selected representing both single family homes and condos in order to develop a plan to facilitate community review and to reach consensus on amendments to the proposed documents before being presented to the board and to members for a vote.
- J. Communication** – Website will be updated soon. Unapproved minutes will be posted.

**NEW BUSINESS:** One nominee, Gayla Boss, was presented for the open board position. **Mary LeGault moved to nominate Gayla Boss, Gail Miers seconded and the motion passed unanimously.**

**ADJOURNMENT:** There being no further business to discuss, **Gail Miers motioned to adjourn the meeting and was seconded by Jim Shumake to adjourn the meeting at 9:55 pm.**

Respectfully submitted,

Lori Nixon, CAM  
Acting Secretary