Kings Row HOA Board Meeting

August 8, 2019

7:00pm, Missouri Heights Schoolhouse

1.    Open Meeting – opened at 1900 and was attended by Sauron Chapman, Julie Hazard, Carolyn Dahlgren, and Jo Ashton

2.    Review and approve May 2019 Meeting Minutes

The Minutes were read by Jo Ashton and approved by the BOD

3.    Review ARC application for Lot 4 and Lot 6

Lot 6 - Nelson to build a shed which matches the home colors - approved by ARC & BOD

Lot 4 -Slali & Kopitsky – new roof and siding repair – approved by ARC & board

 Submitted $50 pymt – Board questions necessity of payment for review of maintenance work, Julie will review covenants and a decision will be made if payment is necessary.

Lot 17 - Julie Hazard requested one year extension to replace fence – granted by remaining BOD

4.    Review Resolutions for 8-1-1 and BFCC for approval

811 Resolution - Julie motioned for approval Sauron second and all approved

BFCC Resolution – discussed specifics and Sauron motioned for approval Jo seconded – approved by board

5.    Review of Signs and Location

Sauron and Julie reviewed locations of signs - utility locate requested and completed for installation areas – install will be completed August 10, 2019

6.    Review amount for new isolation valves for KR South and North to stay within the budget approved at last annual meeting of KRHOA

Installation will proceed because KRHOA needs two additional isolation valves to complete the ability to isolate sections of the water system rather than entire system in the event of an emergency, repairs and maintenance. During installation of isolation valves we have been able to test using existing valves and determined that it was a vast improvement over shutting off water for the entire neighborhood.

7.    Other Business

a.    Review Balance Sheet

running within or below on all line items

b.    Outstanding Dues

 3 homeowners are behind in dues – soft contacts will be made if necessary

c.    Review number of Authorizations for Emailing Due Statements

about one third of homeowner’s have requested that quarterly statements be sent via email

d.    Review Web Portal for payment

few have adopted using the portal for quarterly payments – BOD to discuss at annual meeting to increase usage

8.    Schedule next Board Meeting

October 15 2019 at 1900

9.    Close of Meeting

Meeting was adjourned at 2031