

Kings Heights HOA
Board Meeting
June 22nd, 2022
In-person

1. Call to Order

7:05pm

In attendance – Baljit Joshi, Heather Harke, Leslie Brown, Lisa McGrath, Milosz Karpinski, Rob Hemminger

2. As this was the first meeting of the new board, introductions were made, and an opportunity given for board members to discuss their goals as board members.

3. Election of officers. Discussion ensue around who was willing to do which position. It was decided that the following individuals would serve in the following roles.

- a. President – Heather Harke
- b. Vice President – Milosz Karpinski
- c. Treasurer – Rob Hemminger
- d. Secretary – Leslie Brown
- e. Director's at large – Baljit Joshi, Lisa McGrath

4. Financial Statements

- a. Rob provided a detailed summary of the year-end financial statements that were prepared by the auditors. The individual cost categories were reviewed with those in attendance.
- b. Summary to be placed on the Kings Heights web site.

5. New Business

- a. HOA fees in arrears. It was decided to postpone the application of penalties for 2022 fees until September 1, 2022. Messaging will take place via the Kings Heights website and via social media followed by the installation of magnetic signs in the community.
- b. Missing encumbrances. There are 39 homes within Kings Heights for which the developer (Melcor) missed placing encumbrances on. The board to meet with legal counsel to develop a strategy as to how to proceed.
- c. HOA bylaws. Discussion ensued regarding the desire to re-write the HOA bylaws to better reflect the fact that there is no need to have reference to the developer in the by-laws.
- d. Discussed the addition of additional flowerpots for the community. Due to the time required to take delivery, this was tabled to next spring.
- e. Kings heights Facebook page. Heather to create a facebook page for the HOA which will allow for additional communication to the community.
- f. Rob to contact Astoria regarding placing reserve funds in GIC's with the plan to have \$75,000 in redeemable GIC's and an additional \$100,000 in 1-2 year terms in tranches of \$25,000.
- g. Milosz to communicate quotes for a reserve study of community enhancements to the board for review and selection. This will allow for an independent review of what the HOA should be holding in reserve for future repairs.
- h. Lisa brought forward the idea of completing a community survey to gauge what is important to Kings Heights residents. Heather offered to assist with this.

i.

6. Next Board Meeting – July 21, 2022 (11:00am)
7. Adjournment – 9:40 pm Baljit, Heather, Leslie, Milosz, Rob