

Kings Heights HOA
Board Meeting
January 30, 2023
Microsoft Teams Meeting

1. Call to Order. 6:40pm. In attendance – Baljit Joshi, Heather Harke, Milosz Karpiski, Rob Hemminger, Shannalee Ward (Astoria). Permission to record the meeting granted by all in attendance.
2. Acceptance of the minutes of the November 9, 2022 meeting. **Motion by Heather, seconded by Heather.**
3. Financial Statements
 - a. Quarterly unaudited financials distributed to board for review and approval.
 - b. Once approved by majority of board, can be released via KHHOA website.

4. Lighting repair project

Discussion ensued on the lighting repair/enhancement project. The HOA currently has 2 bids in place however it is the desire to engage with additional contractors. Winter weather has prevented the HOA from additional tours however it was suggested that we do not wait for spring to proceed but rather that we move forward with a “bid-night” in which additional contractors can come out to review the applicable project. **Milosz to generate a “summary of work requested”, along with pictures to be distributed to potential bidders of the work.**

5. Missing Encumbrances

HOA counsel has been instructed, on behalf of the board, to proceed with the legal letters to go to the 39 homes for which there are no encumbrances. **Baljit to provide a copy of the encumbrance for reference purposes and a post to be generated for the Kings Heights website detailing the proceedings.**

6. Change in contract with Ivynet (web hosting).

Numerous requests have been made to IVRNET for a new contract. **Shannalee to follow-up on this.**

7. Movie in the park.

Set for Saturday, September 9. **Rob, Heather to contact food-truck vendors to confirm date and book event.**

8. New business

- a. Winter/Spring event. Discussed a number of possibilities and an idea of an Easter Egg Hunt was brought forward. Timing of Saturday, April 8th. **Baljit to procure an Easter Bunny costume/organize a colouring contest. Heather to procure a permit. Rob to procure porti-potties (2-4).**

- b. Bylaw changes. There has been discussion on modernizing the bylaws of the KHHOA however information provided to date would indicate that this is a challenge that may be untenable. **Tabled to a future date.**
- c. Community survey. This would be a project to gain an understanding from the community as to the key concerns/desires of the community. Would be done via platform like survey monkey. **Tabled to a future date.**
- d. AGM date. Depending upon receipt of year end audited financial statements. Tentative date of April 19 or April 26. As per bylaws, a newspaper ad is required. Community signs would also be used.
- e. Audit. Initial data provided to auditors for year-end. Request made to have data to review by end of March.
- f. Reserve study. Draft is in the process of being generated with a desire to have complete prior to AGM.

9. Next board meeting date. To be communicated at a later date.