

Kings Heights HOA
Board Meeting
November 9, 2022
Microsoft Teams Meeting

1. Call to Order. 2:11pm. In attendance – Heather Harke, Milosz Karpiski, Rob Hemminger, Shannalee Ward (Astoria), Renee Hodgson (Astoria). Permission to record the meeting granted by all in attendance.
2. Acceptance of the minutes of the September 14, 2022 meeting. **Motion by Milosz, seconded by Rob.**
3. Financial Statements
 - a. Rob led discussion regarding financial statements. Some clarity still required on the quarterlies. Rob to work with Astoria to confirm and will send statements to the board for review and approval.
 - b. Summaries can then be placed on the Kings Heights web site.
4. Lighting repair project

Two site meetings have occurred with separate lighting contractors to review the status of and to obtain quotes for the repair of community lighting in the various entry areas, the lighting by the false drawbridge as well as on the amphitheatres. The current structures are approaching 10 years old and need repair and or replacement. The quotes received have significant differences and **Milosz has offered to approach the contractors for clarity on the bids.** In addition, **Rob and Shannalee will be looking to secure additional quotes from two other contractors.** This will likely be pushed to the spring of 2023 when ground access is more feasible.

5. Missing Encumbrances

The HOA, through its legal counsel has exchanged communication with Melcor regarding the 39 lots for which Melcor missed placing encumbrances on. The HOA, through its counsel will be making an application to have the encumbrances placed on these lots. There is some uncertainty as to the legal costs associated with this. **Motion made (by Rob) to instruct Astoria to have counsel draft a quote re: the registration of encumbrances. Seconded by Milosz. All in favour. None opposed. Carried.**

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

The current contract with Ivrrnet entered into by Melcor included a financial portal to allow for online payments. This is now redundant as we have Condo Café through Astoria. Shannalee and Rob have reached out to Ivrrnet to terminate all services except for the domain hosting portion.

7. New Business

- a. Movie in the Park – 2023. Set for Saturday September 9. Similar format to 2022 version with the addition of an expanded bouncy castle section with extended hours as well as a larger movie screen. Non-Kings Heights owners welcome to join (nominal fee paid on an honour system).
- b. Possible winter community events
 - i. Seasonal light display. Similar to last year. To be advertised on Facebook, web page. Online voting with top three winners to receive Visa gift cards. Require a graphic ad to be placed online.
 - ii. Late winter event with skating party and food trucks.
- c. Bylaw changes. The current Kings Heights bylaws are outdated and could use a refresh as they were drafted by the developer. This may prove to be problematic as the societies act requires a large % of the homeowners to approve.
- d. Community survey. This is to be tabled to early 2023

8. 2023 budget

Astoria prepared a budget for review by the Board. The proposed budget would keep the fees per household at \$80. Discussion ensued regarding the possibility of a rate reduction however given the uncertainty related to the reserve study as well as the potential for increased legal fees associated with the potential litigation surrounding the registration of the 39 encumbrances it was agreed to keep the annual fee at \$80. **Motion made by Rob to set the 2023 HOA fee at \$80.00 (plus GST). Seconded by Milosz. All in favour. None opposed. Motion carried.** Rob and Shannalee to finalize the communication to go to homeowners which will be posted on the website and Condo café. Fee letter will not be mailed out to reduce costs. Signs will be posted in the community in the New Year to remind residents to pay their fees.

9. Next Board Meeting – February 2023. Date to be determined.

10. Adjournment – 3.49pm Heather, Milosz, Rob