

Meeting Minutes Agenda items

1. Meeting Called to Order at 6:33PM
2. In Attendance: Rob Hemminger, Christie Cameron, Heather Harke, Milosz Karpinski, Annah McWilliam
3. Approval of minutes of Aug 7th meeting. Motion by Christie, seconded by Milosz
4. Selection of officer positions
 - a. Rob Hemminger President
 - b. Heather Harke Vice President
 - c. Christie Clarke Treasurer
 - d. Milosz Karpinski Secretary
 - e. Annah McWilliam Director at Large
5. Discussion of counteroffer from Melcor (Highview properties) as it relates to cost recovery and damages from missing encumbrances. Melcor has offered \$51,619 in response to our demand for \$90,500. Motion by Heather, seconded by Annah to have our counsel go back to Melcor with the original request.
6. Repairs and maintenance
 - a. East/West fence backing onto Yankee Valley is in need of repair. Stucco is likely to be replaced with a wood fence. We require 3 bids. Rob to work with C-Era to secure bids and to include the board of Zen townhomes for whom these homes back onto this fence.
7. Arrears collection. Rob to send details to the rest of the board as to the process to be completed by C-Era. Will be completed in a phased approach.
8. 2026 HOA invoice and budget. Rob to provide data to Christie to flush out a budget for review by the board. In terms of mailing, Rob to get a price from C-Era for cost to send to each home via mail.
9. Heather Harke left the meeting
10. Ho-Ho Santa 5km run. In 2024, KH HOA supported this community event through marketing, volunteers, securing porta potties and a \$300 cash donation for volunteer swag. Motion made by Annah and seconded by Christie to provide the same support for 2025



11. Brainstorming ideas for 2026

- a. Fence restoration (north/south adjacent to commercial properties)
- b. Landscaping (new planters, confirm quote for 2026 landscaping company, weed control) – Milosz to refresh quotes on planters
- c. Website and the addition of e-commerce platform for credit card payments – Rob to follow up on this
- d. 2026 Events. Eat Like a King – July 9, Movie in the Park – September 12

12. Next meeting date – December 11th

13. Motion to adjourn – Moved by Christie, seconded by Milosz

