

Kirkwood HOA Board of Directors Meeting Minutes - FINAL

Date: 1-11-2011
Location: Myrtle Grove County Fire Station Training (Monkey Junction)
Called to Order: 6:00 pm
Adjourned: 9:15 pm
Attendees: All 5 Directors & Jerry Barnes (CSS); 1 resident

OLD BUSINESS

1. Give laptop & pool FOBS to President – **Mike left before taking them after meeting was adjourned. Laptop given to Fred on Saturday 1-22-2011 so work could be done on pool gate. Will give FOS, etc. to Mike at next meeting.**
2. Relay last meeting decision to resident about violation if present – **Resident had initially indicated he would not attend, but was present. Mike allowed him to present his case again which got into the sorted history of process mistakes by previous BOD, etc. The conversation lasted for at least 30 minutes before he left the meeting and no decision was given to him even though a decision had been made at December BOD meeting.**

BOD discussed the issue somewhat further and Jerry to send decision certified giving last deadline date of 3-1-2011 before daily fines start.

3. Approve December Minutes – **Approved; Jerry mentioned maybe too long & detailed for posting – also noted one item that needed to be added/clarified**
4. Pool Contract Discussion with Chris from Aquatics

At least some of Directors was under impression that owner, Chris Jordan, was coming, but was new customer service manager, Chris Myers, hired last summer. He could not offer many new details about a renewal contract other than that they would not agree to provide attendants due to abuse they suffered last year from some residents & one director.

He was questioned about need to have pumps running 24/7 versus electrical costs and our concern about use of timers that could cause a pump to burn up if it fails to prime at start-up. Also, questioned about how often pool really needed to be mixed during winter to maintain chemistry and also asked about their winterization process/activities.

He was asked to speak to owner about the lack of anti-slip paint in the restrooms that facilitated having to purchase mats last year. Floors had been repainted in Feb/March 2010. He was also asked about repair of ladders that were bent during resurfacing in 209-2010 offseason since contractor pried them out versus being removed. Lastly, asked if security camera could be equipped with hard drive to capture video rather than having to have a DSL line.

He indicated he would get with owner about issues and send a renewal contract.

5. Status of old & new Lowes accounts – **Jerry was able to close old account, but had not sought to open new one. Once again he expressed reservations about it and BOD agreed to hold off for now and see if upfront or reimbursement system worked OK.**
6. Status of letter to Developers about townhouse SW permit – **No Action Taken Yet**
7. Communication Ideas/Discussion

What or how much more can CSS provide with its website? – **Only put documents that will fit within allotted space.**

Who has access or maintains the neighborhoodlink.com website? **BOD supposed to but nobody has info; Richard & Kevin to be contacted by Jerry.**

Is it using the laptop, thus via President? Same for g-mail account -- why have one since we have CSS – **Old g-mail account supposedly closed, but link will definitely be removed once control obtained.**

Cost to print & mail postcards – **Dean was able to find out the cost of printing postcards for residents from Always Graphics (\$0.12 each for 380 B&W; \$0.30 for color); \$18 text change fee each time. HOA needs to supply in PDF format so its camera ready. He was not able to get a mailing cost yet.**

Cost of last newsletter by CSS – **Jerry stated last newsletter that CSS sent out cost \$360 for printing & \$140 for postage = \$500 total.**

Other Ideas – **NONE; Directors feel use of website & postcard reminders best route. Should shoot for at least quarterly postcards.**

8. Discuss Violation Protocol & McLeod status & Rule Changes **(10 min or Table)**

Rules have been reverted back to previous version; BOD will reexamine rules for further clarification, etc. at a later date.

BOD voted to return to a 3 total notice process and also voted to send 2nd & 3rd notices via “confirmed delivery”. BOD also agreed that the resident should be sent a copy of violation via normal mail if owner had off-site address.

BOD told Jerry to proceed with fines against McLeod.

9. Discuss Bill’s action item about O&M of townhome parcel & infrastructure in light of possible revelations about newer Covenants. **Covenants deemed no issue. Bill wants someone else to draft up and present to his BOD – Dean to try first stab.**
10. Discuss status of SW system & permits **Tabled**
 - Status of letter to Developers about townhouse SW permit
 - Set a walk thru inspection date at some point in the future.
 - Discuss possible security measures on manholes & outlet culverts.
 - Determine if Bill & Fred will build lock box for Cathay pond irrigation pump or will it be hired out.

11. Landscaping Renewal Contract from McKinney **Tabled**
 - With Lowes account – do we want to remove annual plantings & maintenance from duties/contract and use volunteers? Would help to raise bed if funded.
12. Pond Contract Review - **Most under impression that was required; tabled for now**
 - Is it really necessary? If so, should we put out for bid?

NEW BUSINESS

13. Financial Update – **Quick Review Done**
 - Final thru EoY? If not hold until next meeting, but detail any priority issues.
 - Do we want to have move meetings back a week each month to help get latest info/data?

14. Possible improvements to fund – **Tabled**

Front Entrance -- drip irrigation around facades, aeration of grassed area w/reseed or at least evaluation, raised annual planting beds, new flag spotlight like McDonalds has and remove unnecessary lights at front of island & current flag, install No Parking signs on 2 power poles on grassed area; islands in Sophia & Haley

Pool – Elevate perimeter fence to 6 feet; move fence away from building to stop its use for accessing roof of building, paving lounging area

15. Security – private police contract w/Metro? **Tabled**

Dean asked if HOA should send letter of concern to Sheriff and ask for assistance with parking issues, speeding, robberies, and vandalism. Idea approved – Dean will present draft.