

Lancaster

At Kings Ridge Neighborhood Association Inc.

BOARD OF DIRECTORS MEETING MINUTES

Monday January 13, 2020

9:00 a.m.

Monte Carlo Room of the Kings Ridge Clubhouse

1. Call Meeting to Order - The meeting was called to order at 9:00 am
2. Establish Quorum Present - With 5 of 5 directors present quorum was achieved
3. Proof of Notice - Mr. Treadwell certified meeting notice had been posted and Mrs. Thomas certified that an email blast of the notice had also been sent at least 48 hours in advance of meeting
4. Pledge - The pledge was administered.
5. Approval of Minutes -
 - o 10/14/19 -Miss Thomas motioned to approve. Mr. Unger seconded the motion - All were in favor motion carried 5:0
 - o 12/9/19 - Mr. Edwards motioned to approve the minutes. Mr. Hughes seconded the motion. Mr. Unger voted no. All others voted to approve. Motion carried 4:1
6. Reports
 - a) Presidents Report - No Report
 - b) Treasurers Report - Mr. Hughes inquired about the bids for a compilation from CPA firms. There was discussion on the Opticaltel bills. Mr. Hughes motioned to approve a reimbursement to Kay Weiss in the amount of \$44.58 for Christmas luncheon expenses. Mr Edwards seconded. All were in favor. Motion carried 5:0
 - c) Master Board Committee & Liaison Reports
 - o Master Board Director Report: (Dolores Thomas) – Miss Thomas reported that she had emailed a report to members. She reported that there was a master meeting on 1/22/20.
 - o Master Board ACC Lancaster Rep: (Chris Weiss) - Mr. Weiss reported a recap of 2019 applications processed. 804 applications total - 40 were denied - 12 were fast tracked - 22 needed more information. He reported that the committee had made some changes to the language regarding plant beds, Boulders and park benches for further clarity,
 - o Neighborhood Networking Committee Report: (Helen Bohannon) - Reported that there had been an incident of CO2 poisoning due to a resident leaving the car running. She recommended that all check on a proper detector to help prevent repeat incidents.
- 7) Lancaster Committee & Liaison Reports
 - o Architectural - NARC/ACC Requests & Approvals :(Lou. Halter; Tim Cronin; John Lawson; B. Pamplin (Alternate) (Board Rep?) - Reported that there were 35 applications in 2019. Mr. Edwards motioned that the NARC present a suggested rule for

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board review. Miss Thomas seconded. All were in favor. Motion carried 5:0

- o Opticaltel Coalition Report: (John Muro] - Reported that there would be 4 training sessions. The next would be on 2/13/20 from 3-5 pm
- o Lancaster Website ;(GeekItDown, Tom Lundy] - Reported that the new website was set up. There were a few glitches causing a delay on a few functions however it was expected that this would all be resolved within the next 2 weeks. The domain names were secured. All data was now backed up. The web hosting company is paid through year end. Board to review possible change in hosting company in October
- o Land Maintenance Monitoring & Landscaping: (Helen Bohannon, Dolores Thomas] - It was reported that US Lawns showed up and then left. No Service provided. Mr, Treadwell reported they had been told of their termination. He did not know if they planned to try and pursue further payments beyond the December 2019 payment that had already been issued.
- o Welcome: (Susan and Bob Pamplin] - No Report
- o Sunshine: (Janet Nestel; Lauren Kurilchek] - No report
- o Entertainment/Activities: (Helen Bohannon; Linda Cronin; Chris and Kay Weiss; Susan and Bob Pamplin] - Next party 4/25/20 in Nottingham room
- o Neighborhood Emergency Preparedness: (Choice Edwards] - No Report
- o Ladies Luncheon: (Linda Cronin] - no report - next date to be determined
- o Decorations: (Linda and John Lawson] - No report. All present expressed appreciation for the great job and offered a round of applause. The members were encouraged to submit receipts fro reimbursement.
- o Mulch: (John Lawson; John Muro; Don Hulin] - There was discussion on the 2020 mulch plans to just top dress what had previously been done. For HOA consideration to do just fronts. It was being estimated at 12 bags a home and an estimated \$3000.00 with committee volunteers doing the install. There were areas that did not need mulch. Reduction in size of beds was also discussed. If an area was reduced then sod replacement would be required.
- o Roads: (Robert Hughes] -No Report
- o Painting: - No report

8) Old Business

- o Landscaper services
 - o - US lawns issue previously discussed
 - o - Lawn and order - Due to the last minutes change Lawn & Order would be serving on Friday and Saturday. They had reported that numerous items were not being completed by the prior company-especially on the backs of the properties. The committee was communicating with the landscaper and following up.
- o Notice of commencements on public records for Mulch and Road work - Mr. Treadwell reported he had communicated with both vendors and they had stated that it must have

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been filed by Sentry. He reported that he had reached out to Sentry to see if they could remove them. He will follow up

9) New Business

o Age verification - It was motioned by Mr. Hughes that management would handle. Motion seconded by Mr. Edwards. All were in favor. Motion carried 5:0. It is time for the bi-annual age verification. Management to coordinate with master HOA on needed records at the main office.

10) Member discussion— It was requested that the format of the agenda include the footer with the board members names and positions and that the correct font be used for the header.

11) Establish Date for Next Meeting - February 10, 2020 - Mr. Unger reported that he would not be able to attend the next meeting.

12) - Adjournment - Miss Thomas motioned to adjourn at 10:39 am. Mr. Unger seconded. All in favor. Meeting adjourned.

Respectfully submitted:
Dolores Thomas, Secretary

Feb. 10, 2020

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