

Lancaster

At Kings Ridge Neighborhood Association Inc.

BOARD OF DIRECTORS MEETING

MINUTES

Monday, February 10, 2020

Call Meeting to Order: Meeting was called to order at 9:05 a. m.

Establish Quorum: Dr. Virginia Scigliano; Mr. Choice Edwards; Robert Hughes; and Ms. Dolores Thomas were present. Mr. Unger absent

Proof of Notice: Eblast to residents with agenda; sign at Lancaster entrance; and Agenda posted at the Clubhouse providing 48 hours' notice.

Pledge: Mr. John Muro led the pledge.

Approval of Minutes: Motion by Ms. Thomas to approve January 12, 2020 minutes. Second by Mr. Edwards. Passed unanimously.

Motion by Mr. Edwards to approve the January 31, 2020 minutes. Second by Ms. Thomas. Passed unanimously.

Managers Report: Ms. Lynn Johnson (arrived late) will be our new LCAM to replace Randy Treadwell for now. She has 32 communities. Requested that current correct insurance forms be posted on Blue Water website. Requested that draft minutes be forwarded to Dr. Scigliano and Ms. Thomas for review before forwarding to Board members for approval. Requested that a complete list of vendors be notified that Blue Water is the management company. Ensure that Blue Water is included on insurance. Reminded manager that Age Verification is required every two years (in each even year). Ms. Thomas stated that the NOC that was initially filed by Sentry Management for services has to be removed. There was a question regarding the \$374 transfer fee charged to Mr. Locke allegedly as documented in Lancaster documents(7.11) which is a fee to be paid to a developer or Builder not to the Association. The Board has never charged this fee to new residents previously. **Motion** by Mr. Edwards to refund \$374 from the Capital Fund to Mr. Locke. Second by Ms. Thomas. Passed unanimously.

Treasures Report: Board reported trouble with Blue Water website access.

Bills approved to pay. Ms. Kay Weiss was reimbursement for Christmas party expense. Blue Water postage expenses and contract fee and monthly Opticatel paid. Lawn & Order invoice pending approval for additional clean-up expense.

Master Board Committee & Liaison Reports.

Master Board Directors Report: Ms. Thomas eblasted the current meeting minutes.

Master Board ACC Lancaster Rep: (Mr. Chris Weiss) No report.

Neighborhood Networking Committee Report: The neighborhoods firing US Lawns was discussed. Lancaster, Huntington, Stratford, Sutherland, Cambridge, and Wellington all fired US Lawns. Only Lancaster had 60 days' notice, whereas the other HOA's had 30 days' notice. Three neighborhoods are withholding funds. Some have received demand letters. If this is prolonged neighborhoods may consider sharing legal expenses.

Architectural NARC/ACC Requests and Approvals: (Mr. Lou Halter) Mr. Halter reported that 3 requests are outstanding and all three were approved with one being fast tracked.

Opticaltel Coalition Report: (Mr. John Muro) Mr. Muro stated that there will be 101 training Feb 13, 2020. Mr. Muro also requested additional information from Mr. Hughes regarding the financials that the Board needs regarding 2019 charges. Mr. Muro stated we currently get 250 mgb and will shortly be getting 300 mgb. Mr. Muro reminded everyone that Opticaltel must be notified when the property is sold to close the account and set up a time for the equipment to be returned.

Lancaster Website: (GeekItDown Mr. Tom Lundy) Website: Ms. Thomas reported that Mr. Lundy has submitted an invoice for \$15.95 for reimbursement of the fee he personally paid in order to recover the Lancasterkr.com web domain lost by Sentry's not processing the account correctly last year. The credit went to adjust the cost of the server and although EZ Web Hosting was to pay the Domain provider, they did not and never notified us. The situation has now been resolved for the 2020 year. It is recommended that in September 2020 a decision be made to use a different server provider and transition at the end of the year, ensuring our retaining our domain name. Mr. Lundy has noted he also provides server service.

Land Maintenance Monitoring & Landscaping: (Ms. Helen Bohannon) Ms. Bohannon indicated that previous work orders were closed and anybody needing work would have to resubmit work orders. It was confirmed that the Lancaster website has access to directly submit work Orders. Ms. Bohannon stated that Lawn and Order is working diligently in trying to get caught up on what was not done or not done correctly by the prior landscaper. Ms. Bohannon noted the great job Lawn and Order did in removing the SECO hedges but she is concerned about how bad the box At Ms. Marge Posten's house looks. The Board unanimously agreed to have Ms. Thomas draft a letter to SECO to request that the situation be corrected.

Welcome: Ms. Susie Pamplin and Mr. Bob Pamplin have welcomed four new residents. The Locks at 2140 Dobson are actually moving from Brighton. The Batsons have moved into Mr. Charlie O'Neills house and are expected to be here full time by the end of the year when Winty retires.

Sunshine: **Motion** by Ms. Thomas to appoint Ms. Lauren Kurilchek and Ms. Karen DeFontes to the Sunshine Committee. Second by Mr. Edwards. Passed unanimously. Ms. Janet Nestel also requested maybe somebody from Dobson St. could be on the committee.

Entertainment/Activities: The next party will be held on April 25, 2020 in the Nottingham Room.

Neighborhood Emergency Preparedness: (Mr. Choice Edwards) No report. Resident Data Forms and the Lancaster Emergency/Disaster Plan are on the Lancaster Website. Resident Data Forms and emergency information to be updated at the April Annual Meeting.

Ladies Luncheon: (Ms. Linda Cronin) 16 ladies attended the February valentine luncheon hosted by Ms. Gloria Pasteur. The March luncheon will be at Outback hosted by Ms. Thomas and Mr. Karen Cowden.

Decorations: The Board acknowledged the great work that the Lawsons are continuing to do to beautifully decorate the Lancaster entrance for each and every holiday including the recent Easter decorations.

Mulch: It was stated that the residents' front lawns will be mulched with red pine nuggets. Mr. John Lawson has been working on a plan for this year with Lawn and Order for 3 c.f. bags estimated at \$2800. Spreading of mulch will be handled by residents; Ms. Lauren Kurilchik, Mr. Chris Weiss who will assist Mr. Lawson in spreading mulch. **Motion** by Mr. Edwards to appoint Ms. Kurilchik and Mr. Weiss to the mulch committee. Second by Ms. Thomas. Passed unanimously. **Motion** by Mr. Edwards to approve the recommendation of the mulch committee to only to do the front of each residence using the same red pine nuggets used last year for a cost not to exceed \$2800. Any resident wishing to mulch other areas may make separate arrangements with Lawn and Order or a company of the own choosing which will be at the homeowner's expense. Second by Mr. Hughes. Passed unanimously. Ms. Thomas will follow up to be sure Mr. Lundy has the 2013 US Lawns executed contract uploaded to the Lancasterkr.com Lawn and Order contract including RFP will also be uploaded on the lancasterkr.com site.

Roads: Motion by Mr. Edwards to send the contractor (Asphalt Restoration Technical Services) a letter regarding the continuing shadowing on the driveways. Second by Ms. Thomas. Passed 3 to 1 with Mr. Hughes opposed.

Old Business. Requested Blue Water to obtain competitive bids for compilation/audit of 2019 Lancaster funds handled by Sentry management.

New Business: **Motion** by Mr. Hughes to approved the annual meetings documents and president's letter, including the Certificate of Homeowner's Insurance Form to be mailed by Blue Water March 1, 2020 to all residents. Second by Mr. Edwards. Passed unanimously.

Motion by Ms. Thomas to schedule a workshop for discussion of the proposed new Lancaster Rules; Second by Mr. Edwards. Passed unanimously. Ms. Thomas to arrange for Room for discussing what suggestions will be submitted to the neighbors for Input, if approved, at the March meeting.

US. Lawns status: we have heard nothing more at this point. We have received the return receipt from Mr. Silva but not from either bill collector.

Motion by Mr. Hughes to pay the Lawn and Order invoice an additional \$2400 for extra work needed due to US Lawns failures. Second by Mr. Edwards. Passed unanimously.

Motion by Ms. Thomas to sign 1099 for Clayton& McCulloch. Second by Mr. Hughes. Passed unanimously.

Open Forum: none

Next meeting: March 9, 2020

Adjournment: The meeting adjourned at 10:35AM

Respectfully submitted: Ms. Dolores Thomas, Secretary

Approved: May 2, 2020, nunc pro tunc March 9, 2020

Ms. Lynn Johnson, Blue Water CAM