

## **Lancaster at Kings Ridge Neighborhood Association, Inc. BOD Meeting**

### **July 12, 2021, held at Kings Ridge Clubhouse**

- Barbara (Kay) Weiss called meeting to order at 9:00 am
- Quorum was established: Barbara (Kay) Weiss, Margaret Goedecker, William (Bill) Hughes, Pat Kehoe and Linda Lawson were present.
- Certification of Notice presented
- Pledge of Allegiance

**June 14, 2021 minutes presented.** Linda Lawson motioned to approve the minutes as amended; William (Bill) Hughes, second. **Motion carried unanimously**

### **Treasures Report – by Margaret Goedecker**

1. The Certificate of Deposit has moved to the local bank. Operating and Reserves are NOT in the same bank account. They are two separate accounts. The Operating bank account holds all the funds for the day-to-day operations of the Association. The Reserves bank account holds all the reserve items funds. Funds cannot be removed from the reserved account without approval by the BOD and the Management Company.

### **Manager's Blue Water Report as of last month – by Katie Perez with Blue Water**

- Report provided and no action taken
- Blue Water updated the violation software to send a certified letter for the 3<sup>rd</sup> violation for a charge of \$60, approved by the BOD.
- One resident requested a monthly list of the violation types and counts – Blue Water will provide those stats.
- Residents may reach out to Lancaster BOD and Blue Water if they need an extension to correct a violation.

### **Committee Reports**

1. KR Master Board Liaison Report (Barbara (Kay) Weiss) – see Kings Ridge Royal Times
2. KR Neighborhood Networking Committee Report: (Barbara (Kay) Weiss) – Lawncare was the topic – No action taken
3. Architectural – NARC (William (Bill) Hughes) – No action taken; there was one application and it was forwarded to the ACC for their approval.
4. Opticaltel Coalition (Choice Edwards) – No report
5. Lancaster Website (GeekITDown, Tom Lundy and Linda Lawson)

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A thorough audit was conducted on the Lancaster website, which we inherited. There are a number of required and desired changes. Due to the complexity of the changes, the learning curve, and the budget limitations, it will take time to get the website to its desired state. The changes will be incremental.

6. Lawncare and Mulch (John Lawson) – Working on mulch estimates for the 2022 budget, which will be presented at the next meeting. The estimate will include cost and offerings.
7. Welcome and Sunshine (Bob & Susie Pamplin, Janet Nestel) – No report.
8. Entertainment/Activities (Linda Cronin; Chris & Kay Weiss; Bob & Susie Pamplin) – Report provided and no action taken
9. Neighborhood Emergency Preparedness (Margaret Goedecker) – Report provided. Next meeting 7/29.
10. Decorations (Linda & John Lawson) – no report
11. Reserves Committee (Margaret Goedecker) –
  - Study defines what reserve for, condition of asset, life of asset, cost of replace or fix asset. Short-term commitment.
  - For 2022 Budget, Bertha and Lou Halter are working the paint reserve.
  - For 2022 Budget, we need a study on paving, research condition of road, get estimates.
  - There will be Budget Workshop after the next BOD meeting.

### **Old business**

1. JHL US Lawns update – Margaret Goedecker motion to accept the insurance company negotiated settled of \$1250, which includes a release for both the Master Board and Lancaster Board. Second by William (Bill) Hughes.  
**Motion carried unanimously.**
2. Mulch 4.7(4) – Barbara (Kay) Weiss read the updated guideline (attached), Linda Lawson motioned to accept the updated guideline as read. Second by Margaret Goedecker. **Motion carried unanimously.**

### **New Business**

1. 2022 Budget Open Forum – Priorities and Concerns – Discussion held; a proposed budget will be presented in August Budget Workshop.

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2. Margaret Goedeker motioned to rescind the emergency power given to President (of Board), V. Scigliano, at the April 13, 2020 meeting, to make unilateral decisions during coronarius. Second by Linda Lawson. **Motion carried unanimously.**
3. Margaret Goedeker motioned to rescind the action taken by the Board to add information to Lancaster ARC Rule 4.10, specifically “Lancaster will pay for yard clean up, cutting and stacking for City pick up of any damaged canopy trees, including from roadways or driveways (such information to be added to Lancaster ARC Rule 4.10) with a cap of say \$1000.00 per tree.” From Feb 12, 2018 BOD meeting. Second by Pat Kehoe. **Motion carried unanimously.**
3. Margaret Goedeker motioned to add to Lancaster ARC Rule 4.10 “The Lancaster Association will pay for clean-up of debris in common areas specifically roadways and cul-de-sac circles. Damage incurred on private property is the responsibility of the property owner. Second by Pat Kehoe. **Motion carried unanimously.**
4. Welcome to Lancaster Booklet (Susie Pamplin) – Report provided by Barbara (Kay) Weiss. Discussion held. Barbara (Kay) Weiss motioned updates to the Welcome Packet must go through the Lancaster BOD. Second by Margaret. **Motion carried unanimously.**

### **Open Forum**

1. One resident requested a consolidated list of committees.
2. One resident requested that we clean the roadway signs and mailbox posts. The mailbox posts and boxes are the responsibility of the resident. A couple of residents offered to check into the roadway signs. \

### **Establish date of next meeting is August 9, 2021**

Barbara (Kay) Weiss motioned to adjourn at 10:29 am.

Linda M Lawson  
Lancaster BOD Secretary  
9\_Aug\_2021 Approved

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## July 12, 2021 Treasurer's Report

<b>June 1, 2021 Operating Account Opening Balance</b>		<b>\$ 27,638.17</b>
June 1, 2021 Payments	Seco Energy (May Service)	199.84
	Opticaltel (June Service)	\$ 3,927.61
	Blue Water Management (June Service)	400.00
	Blue Water Web Hosting (June)	25.00
	First Insurance Financing (June Payment)	234.69
	Blue Water (Copy/Print/Supplies)(May)	30.30
	Blue Water(Misc. Admin & General)(May)	1.75
	Blue Water (Postage)(May)	5.50
June 15, 2021 Payments	Dora Landscaping (June Service)	\$ 3,750.00
	June Reserves	1,632.10
June 2021 Deposits		+ 12,066.70
<b>June 30, 2021 Operating Account Ending Balance</b>		<b>\$ 29,498.08</b>
<b>July 1, 2021 Operating Account Opening Balance</b>		<b>\$ 29,498.08</b>
July 1, 2021 Payments	Seco Energy ((June Service)	193.28
	Opticaltel (July Service)	3,927.61
	First Insurance (July)	234.69
	Blue Water Management (July)	400.;00
	Blue Water Web Hosting (July)	25.00
	BW Copies/Print/Supplies (June)	29.10
	BS Postage (June)	8.80
	Misc. Admin & General (June Violation Photos))	3.75
	Misc Admin & General (June Programming Charge)	62.50
		\$24,613.35
July 12, 2021 July Deposits to Date		+ 7,495.94
<b>July12,2021 Operating Account Balance</b>		<b>\$32,109.29</b>
July 15, 2021 Payments:	Dora Landscaping (July Service)	3,750.00
	July Reserves	1,632.10
	GeekITDown (May & June service)	25.00