

Lancaster at Kings Ridge Neighborhood Association, Inc. BOD Meeting

August 9, 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

July 12, 2021 minutes presented. Linda Lawson motioned to approve the minutes as amended; William (Bill), second. **Motion carried unanimously**

Treasures Report – by Margaret Goedecker

1. Lancaster's operating expenses are in good standing.
2. William (Bill) Hughes motioned to approve payment for the lawyer review due to a resident inquiry on the handling of the JHL settlement. Linda Lawson, second.
Motion carried unanimously.

Manager's Blue Water Report –

1. No report provided - Katie Perez from Blue Water was absent due to an unexpected emergency
2. Barbara (Kay) Weiss reported there were 6 violations in July; of which 4 are closed. The most common violation is mold and mildew.

Committee Reports

1. KR Master Board Liaison Report - Barbara (Kay) Weiss – see Kings Ridge Royal Times page 8. The complete minutes are on the Kings Ridge website after they are approved.
2. KR Neighborhood Networking Committee Report - Barbara (Kay) Weiss – No action taken
 - William (Bill) Hughes attended the meeting. One future topic is regarding the use of the same law firm to represent all neighborhoods.
3. Architectural – NARC - William (Bill) Hughes – No action taken
 - Approved 2 applications. No new applications received.
4. Opticaltel Coalition - Choice Edwards – No action taken
5. Lancaster Website - Linda Lawson – No action taken
 - Requesting an estimate for website enhancements as part of the 2022 budget planning.
6. Lawncare and Mulch - John Lawson – No action taken

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- Expecting Dora to check of the irrigation heads in the next few weeks. An estimate for the repairs will be submitted.
 - Weed spraying has been curtailed due to rain. Spraying will resume once the weather clears up.
7. Welcome and Sunshine - Bob & Susie Pamplin, Janet Nestel – No action taken
 - Barbara (Kay) Weiss reported new neighbors are coming, Leonard and Ernstine Wilson.
 - New Welcome packet is available on the website under About Us.
 8. Entertainment/Activities - Linda Cronin; Chris & Kay Weiss; Bob & Susie Pamplin – No action taken
 - Save the date – October 2 tailgate party at clubhouse. Due to COVID, consider bringing packaged items to share.
 9. Neighborhood Emergency Preparedness - Margaret Goedecker – No action taken
 - Next meetings are: 8/28, 9/23, and 10/28.
 10. Decorations - Linda & John Lawson – no report
 11. Reserves Committee - Margaret Goedecker – No action taken
 - William (Bill) Hughes is securing 3 painting quotes.
 - Barbara Rights has scheduled an asphalt assessment.
 - John Lawson received an estimate for brown pine nuggets, 30 bags per household, including labor and taxes at \$7700. For 2022 budget planning, John suggested an estimate of \$7700-\$8000 which includes fronts and backs. To reduce the cost, an option to consider is only mulch the fronts in 2022 and the backs in 2023.

Old business

1. The handling of the JHL US Lawns settlement was reported - Barbara (Kay) Weiss:
 - Lancaster's insurance attorney approached the board with a settlement.
 - Kings Ridge, Blue Water, and Lancaster's legal counsels were involved prior to the July board meeting.
 - Every stakeholder was protected in the settlement.
 - At the July meeting, the settlement was presented and approved for \$1,250 which was covered by the insurance carrier.
 - The settlement was assigned to the courts.
 - The settlement amount will remain on the Lancaster accounts payable until we receive notification from the courts.

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- Due to a resident query on the settlement process, the board requested legal advice on the inquiry. Lancaster will be responsible for the legal fees surrounding the resident inquiry.
2. Budget Discussion Update – Margaret Goedeker
- Contract prices are set – Optical is up 4%, Dora is up 3%, Blue Water has no increase.
 - Variable prices that are pretty consistent – CPA and Annual Report
 - Insurance Premiums – Will increase considerably, e.g., 25%-30%.
 - The special assessment was a catchup. An increase in monthly assessments is highly likely. The reserves line item is the primary reason for the expected increase.
 - At some point, we will be investigating the need for an irrigation system reserve. This will not be part of the 2022 budget and will require a community vote.

New Business - none

Open Forum

- It was suggested to allow residents to do their own mulch. The board is in agreement that is the homeowner's choice; however, the monthly assessment fees will not be adjusted for those homeowners.

Establish date of next meeting is September 13, 2021

Margaret Goedeker motioned to adjourn at 9:53 am.

Linda M Lawson
Lancaster BOD Secretary
13_Sep_2021 Approved

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August 9, 2021 Treasurer's Report

July 1, 2021 Operating Account Opening Balance		\$ 29,498.08
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
July 15, 2021 Payments:	Dora Landscaping (July Service)	3,750.00
	July Reserves	1,632.10
	GeekITDown (May & June service)	25.00
		19,206.25
July 2021 Deposits		+11,881.25
July 31, 2021 Operating Account Ending Balance		31,087.50
August 1, 2021 Operating Account Opening Balance		31,087.50
August 2, 2021 Payments	Seco Energy (July Service)	212.64
	Opticaltel (August Service)	3,729.61
	First Insurance (August Payment)	234.69
	Blue Water Management (August)	400.00
	Blue Water Web Hosting (August)	25.00
	Blue Water Copy/Print/Supply (July))	20.40
	Blue Water Postage (July)	4.40
	Miscellaneous Admin & General (July)	1.50
	Ruggieri Law (JHL Settlement Review)	225.00
		26,234.26
August 9, 2021 August Deposits to date		+ 6,195.64
August 9, 2021 Operating Account Balance		\$32,429.90
August 16, 2021 Payments	Dora Landscaping (August Service)	3,750.00
	August Reserves	1,632.10
	Dora Landscaping Irrigation Repair	
	GeekITDown	