

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

### **September 13, 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
- Notice received to record meeting as requested by Dolores Thomas

**August 9, 2021 minutes presented.** Margaret Goedecker motioned to approve the minutes; Linda Lawson, second. **Motion carried unanimously**

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

- Good standing, no outstanding bills – no action taken

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

- 2 past bills are resolved: Dora Landscaping and JHL Settlement.
- Open violations regarding cleaning of exterior of home and lanai: 5 open, 3 on 2<sup>nd</sup> letter, 2 on 3<sup>rd</sup> letter submitted to CERB.
- In 2020, the previous board decided to no longer post financials to Lancaster website as it is viewable by the public. The current board agrees with that decision. Financials are available to residents, upon request to Blue Water.

### **Committee Reports**

1. KR Master Board Liaison Report - Barbara (Kay) Weiss – see Kings Ridge Royal Times page 6. No action taken
  - Lancaster is participating in the garage sale on 10/23
  - Expansion of Heartwood Marsh to 4 lanes is moving ahead.
2. KR Neighborhood Networking Committee Report - Choice Edwards attended on behalf of Barbara (Kay) Weiss - No action taken
  - Irrigation system is a neighborhood concern
  - At the 10/11 Lancaster BOD meeting, Diane Pilkinton is making a presentation on 29 new home paint and 6 door colors
3. Architectural – NARC – Lou Halter – 1 request for new Windows, 2095 Grafton – No action taken.
4. Opticaltel Coalition - Choice Edwards – No meeting. No update on proposal to extend the contract. No action taken.

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5. Lancaster Website - Linda Lawson – Submitted a request to remove the Master board membership from the Lancaster website; adding a link go to the Kings Ridge Master website for that information. No action taken.
6. Lawncare and Mulch - John Lawson – No action taken.
  - Completed review of sprinkler heads on East side of Grafton and Dobson. The West side will be completed next month. Repairs completed as needed.
  - Dora has not been spraying weeds in mulch beds due to rain
  - Agree with concern regarding the irrigation system
7. Welcome and Sunshine - Bob & Susie Pamplin, Janet Nestel – new neighbors Leonard & Ernestine Wilson. No action taken.
8. Entertainment/Activities - Linda Cronin; Chris Weiss; Bob & Susie Pamplin
  - Margaret Goedeker motioned to accept Pat Cawley as a new member of the committee. Linda Lawson second. **Motion carried unanimously.**
  - 16 ladies attending September luncheon at Akina. October luncheon is 10/5 chaired by Joyce Wiegand and Marsha Burton Gordon.
  - Neighborhood Tailgate Party at Kings Ridge Clubhouse on 10/2
9. Neighborhood Emergency Preparedness - Margaret Goedeker – no report, 2 remaining meetings this year. No action taken
10. Decorations - Linda & John Lawson – No report
11. Reserves Committee - Margaret Goedeker – See Budget agenda topic

### **Old business**

#### Budget Preparation

1. Purpose is to get input from the neighborhood and provide budget to LCAM
2. Following the procedure used by Master board, no numbers
3. Calculations used best facts, numbers change as research is completed, formal next month.
4. Everyday operating expenses increased 1.5%
5. Road – best facts, roads last 25 years
6. Known numbers – contracts
7. Quotes from insurance & mulch in budget
8. Historical expenses – annual report, CPA report
9. Variable expenses – start here to fine tune budget
  - Irrigation repair – don't know number until year end
  - Setup a Irrigation reserve need \$10,000 minimum
  - Seco 4% above 2021 budgeted, 2021 was over budget

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- Special Event – keeping
  - Welcome – reduced – haven't used the budget allocation
  - Seasonal Décor – maintenance for Command Strips
10. Reserves –go up as much as you need them to
- Painting funded to complete project in 2023, only for amount we need.
  - Roads are an obligation. 2 vendors did a walk through; neither said our roads were great. Tentative re-paved 2024 and rejuvenation 2027. Only have 2 years to fund this. Special Assessment costs extra money. Alternative is to increase monthly assessments. Will do an engineer inspection next year.
  - Master Board talked about inspecting grates for rocking as this can chip grate collar which can lead to street repairs.
11. 2022 Budget finalization and approval is at the October meeting
- 2<sup>nd</sup>, notice of regarding the budget will be provided 14 days in advance of meeting
  - Budget numbers will be provided to residents prior to the budget meeting

### **New Business**

1. MAILBOXES and MAILBOX PLANTING BEDS 4.5

Linda Lawson motioned to remove the Association's responsibility to replace the resident mailboxes in the Lancaster guideline: MAILBOXES and MAILBOX PLANTING BEDS 4.5. Margaret Goedecker second. **Motion carried unanimously.**

#### Original Lancaster Guideline

**Lancaster requires the following:** All USPS and Lancaster Resident Mailboxes and posts must be maintained in good condition. This includes cleaning, removal of mold and replacement of old, damaged or rusted boxes and/or posts. The Lancaster Association has the responsibility to replace, when necessary, the resident mailboxes. Adopted April 13, 2020

#### Revised Lancaster Guideline

**Lancaster requires the following:** All USPS and Lancaster Resident Mailboxes and posts must be maintained in good condition. This includes cleaning, removal of mold and replacement of old, damaged or rusted boxes and/or posts by the Homeowner. Adopted April 13, 2020 **Amended September 13, 2021**

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### 2. Insurance Quote for 2021/2022

Linda Lawson motioned to approve the Insurance Proposal for 2022 as provided by Sihle Insurance Group in the amount of \$3,503.65. William (Bill) Hughes second.

**Motion carried unanimously.**

### **Open Forum** - No action taken

#### 1. Resident Email Addresses

The board attained written permission from homeowners to use their email as an official means of communication for Association business. The board respects the homeowner's privacy and will take reasonable measures to protect the information. The only official use of these email addresses comes from the Secretary or the President of the board. On September 10<sup>th</sup>, the board did not authorize the use of homeowner's email addresses for recent communications from a couple of residents.

#### 2. Parking Requests

Request for overnight parking or camper in driveway is not a board decision.

Permission is granted only by the Lancaster BOD President. If the president is not available, then the Vice President can give permission.

### **Establish date of next meeting is October 11, 2021**

Barbara (Kay) Weiss motioned to adjourn at 10:13 am.

Linda M Lawson  
Lancaster BOD Secretary  
11\_Oct\_2021 Approved

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## September 13, 2021 Treasurer's Report

<b>August 1, 2021 Operating Account Opening Balance</b>		<b>\$31,087.50</b>
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
August 16, 2021 Payments	Dora Landscaping (August Service)	3,750.00
	August Reserves	1,632.10
	GeekITDown	10.41
		<b>\$20,841.75</b>
<b>August 2021 Deposits</b>		<b>+ 10,593.14</b>
<b>August 31, 2021 Operating Account Ending Balance</b>		<b>\$31,434.89</b>
September 1, 2021 Payments	Seco Energy (August Service)	186.72
	Opticaltel (September Service)	3,729.61
	First Insurance Funding (September Payment)	234.74
	Blue Water Management (September Service)	400.00
	Blue Water Web Hosting (September Service)	25.00
	Blue Water Copy/Print/Supply (August)	25.80
	Blue Water Postage (August)	20.65
	Misc. Admin & General (August)	2.25
	Dora Landscaping Irrigation Repair (July Service)	158.36
		26,453.76
<b>September Deposits to Date, September 13, 2021</b>		<b>+ 7,701.40</b>
<b>September 13, 2021 Operating Account Balance</b>		<b>34,155.16</b>
September 15, 2021 Payments	Dora Landscaping (September service)	3,750.00
	September Reserves	1,632.10
	Sihle Insurance Group Annual Premium	
	** October 2021 – September 2022 Policy	3,503.85
	(Will become a prepaid asset expensed evenly over 12 months.)	