

Lancaster at Kings Ridge Neighborhood Association, Inc.

Board of Director Meeting Minutes

August 8, 2022, held at Kings Ridge Clubhouse

- Barbara (Kay) Weiss called meeting to order at 9:00 am
- Quorum was established: Barbara (Kay) Weiss, Margaret Goedeker, William (Bill) Hughes (absent), Cheryl Moffett (absent), and Linda Lawson
- Certification of Notice presented
- Pledge of Allegiance

June 20, 2022 minutes motioned for approval by Margaret Goedeker and second by Barbara (Kay) Weiss. **Motion carried unanimously.**

Treasurer's Report – by Margaret Goedeker - No action taken

- All invoices are being paid in a timely manner. The Treasurer is able to monitor the bank accounts and is able to reconcile all approved payments with the account information.
- Assessment payments are being received in a timely manner and there are no discrepancy concerns at this time.

Manager's Report – by Ken Zilke – No action taken

- No new violations. Savannah at Southwest Property Management is working on the monthly Association financial reports covering the past 2 months.

Committee Reports

1. KR Master Board Liaison Report – Chris Weiss – No action taken
 - The Kings Ridge garage sale is on 10/22 from 8am-2pm.
 - The utilities on Hancock Road are in progress in preparation for the road widening.
 - The Kings Ridge Budget prep is in progress, starting today for 3 months.
2. KR Neighborhood Networking Committee Report – Barbara (Kay) Weiss (absent) – No action taken.
 - Per the Chair report, the topics discussed included – inflation for various topics, e.g., painting, streets, etc.
 - Choice Edwards and Janet Nestel volunteered to represent Lancaster at the meeting, if needed.
3. Architectural – NARC – Lou Halter – No action taken
 - In July, two applications were approved for new windows.
4. Opticaltel Coalition - Choice Edwards – No Report
5. Lancaster Website – Linda Lawson – No Report
6. Lawncare and Mulch – John Lawson (absent) – No action taken
 - Fertilizer was applied in July
7. Social Committee: Linda Cronin (absent); Chris Weiss; Fran Rubright, Bonnie Borders (absent) – No action taken
 - The Fall neighborhood event is planned for October.
 - Christmas party – Karen DeFontes - The party will be held in the Kings Ridge Clubhouse on Friday, December 9th from 11:30am-3pm. Oakwood Smokehouse will be catering the party. Karen DeFontes is looking for volunteers.

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8. Neighborhood Emergency Preparedness – Margaret Goedeker – No Report and no action taken
 - Resident Reminder: Know the plan for your household and have your supplies ready.
9. Decorations - Linda & John Lawson – No report.

Old business

- House Painting – Linda Lawson – No action taken - The painter is following up with Sherwin this month to inquire on a paint quote. Communication with residents has been delayed until we receive an updated price quote on the paint. Tentatively the communication is planned for October.
- Review of documents & preservation notice – Barbara (Kay) Weiss & Margaret Goedeker – No action taken – The title search has been completed and paid. The next step is a legal review, opinions, and recommended changes. Requesting that the Board retain Attorney Frank Ruggieri to review and provide opinion and recommendations for amendments to Lancaster’s governing documents, not to exceed \$1250. A vote of the Board will be requested at the September 12, 2022 Board meeting.

New Business

- Introduction to Management Company Search – Barbara (Kay) Weiss – No action taken – The Blue Water/Southwest Management contract ends in December. The search committee is Barbara (Kay) Weiss, Margaret Goedeker, and Paul Borders. The committee will present a comparison fact sheet on the 3 companies at the September board meeting. The board requested that the CAM not attend the September meeting.
- Introduction to 2023 Budget Planning – No action taken - Provided information on the preparation of the 2023 Budget. No numbers are available at this time. The process and considerations were discussed.

Open Forum

- Topics covered by residents – No action taken
 - Names on mailboxes is optional, only the address is required. Names, addresses and phone numbers in the Kings Ridge directory is optional. The board and neighbors need to honor privacy.
 - Publix gate entrance is still broken as waiting on parts.
 - Commended on moving the board meeting time to the afternoon to avoid other activities.

Establish date of next meeting is September 12, 2022, at 3:30pm.

Meeting adjourned at 10:05am

Minutes Approved on September 12, 2022, affirmed by Linda Lawson, Lancaster BOD Secretary

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August 8 Treasurer's Report

July 1, 2022 Payments:

SECO Energy	203.58
Opticaltel	4,053.22
Assessment Refund	239.00
Dora Landscaping	3,862.50
GeekITDown	29.00
July Reserves	2,503.69

05/16/22 to 06/16/22

July Service

Homeowner payment after sale.

July Service

Website Maintenance 06/14/2022

August 1 Payments:

SECO Energy	222.91
Opticaltel	4,053.22
Management Fee	400.00
Management Fee	400.00
Assessment Refund	239.00

06/16/22 to 07/ /22

August Service

July Service

August Service

Homeowner payment after sale

Operating Account Balance Aug. 8, 2022

\$39,319.57

Pending payments:

GeekITDown	29.00
Management Web Hosting	50.00
Mgt. Copy/Print/Supply	?
Dora Landscaping	3,862.50
August Reserves	2,503.69

July Website Maintenance

July & August Service

June & July Service

August Service

Reserves Account Balances at:

	June 30	July 31	Aug. 31
Painting	67,144.31	68,346.85	69,549.39
Paving	53,642.53	54,531.28	55,420.03
Road Resealing	4,726.01	5,138.41	5,550.81
Contingency	2,077.21	2,077.21	2,077.21
Accumulated Interest	1,949.87+	1,949.87+	1,949.87+

Assessment Reminder: When a homeowner establishes automatic payments of monthly assessments, either by their bank sending a payment or by setting up with Centennial bank to pull from the homeowner's bank account, the homeowner is responsible to cancel those payments when they sell the house. To cancel a Centennial Bank transaction please call: 866-227-0441.

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8th of AUGUST 2022

In Attendance

Kay Davis

Dolores Thomas

Karen DeForte

Carolyn Kuhn

Lynn Hays

Patricia Conly

Chad Weiss

Low Helter

Charles Marler

WINTER BATSON

FRAN RUBRIGHT

Janet Nestel

Ray Silpe

Gloria Pastern

CHOICE EDWARDS

Margaret Guber