

Lancaster at Kings Ridge Neighborhood Association, Inc.
BOD Meeting Minutes - FINAL

March 14, 2022, 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, and Pat Kehoe. Linda Lawson (absent)
- Certification of Notice presented
- Pledge of Allegiance

February 14, 2022 minutes presented. Bertha Halter addressed two errors in the minutes. Barbara (Kay) Weiss motioned to approve the minutes as corrected; William Hughes, second. **Motion carried.**

Donnie Martinez, owner of Blue Water Management Co., introduced Ken Zilke, serving as the new LCAM. Ken Zilke's email: ken@mybwcmcam.com

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

Lancaster continues in a positive cash position, and is able to pay all invoices in a timely manner.

- The Federal Tax return for 2021 was completed and submitted in February.
- The CPA cost for this service was under budget

Manager's Blue Water Report – Donnie Martinez – No action taken

- No delinquencies or pending LARC applications.
- January inspection cited 9 violations of which 3 are on hold; 1 violation is in the 3rd stage.

Committee Reports

1. KR Master Board Liaison Report – Chris Weiss – No action taken
The Reserve study was discussed, and is expected to be looked at in the March.
2. KR Neighborhood Networking Committee Report – Barbara (Kay) Weiss – No action taken.
 - Topics: Trees being removed and not replaced due to the city requirements; Grate repair; Reserves; and MRTA.
3. Architectural – NARC – Lou Halter – No action taken

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- 7 applications approved of which 6 were for landscaping updates and 1 for window replacement.
3. Opticaltel Coalition - Choice Edwards (absent). Barbara (Kay) Weiss attended the Zoom meeting – No action taken
 - On-going problem with the switch boxes in the attic.
 - Homeowners' repair time has improved to a 1 day turn around.
 4. Lancaster Website - Linda Lawson (absent) – No Report
 5. Lawncare and Mulch - John Lawson – No action taken
 - Mulch (brown nuggets) to be laid on March 28, 2022. The process will take one day to complete. Each house will receive up to 30 bags of mulch, which includes the front, back and side of each.
 - Soon Dora Landscaping will fertilize and will spray for Dollar Weed; no date given.
 - Dora Landscaping continues to check and replace sprinkler heads. Any issues with irrigation see John Lawson.
 - Dobson Street West Island: - No Action Taken
William (Bill) Hughes and Pat Kehoe polled the neighbors in the area of the circle; John Lawson volunteered to mulch the circle.
 6. Social Committee: Linda Cronin; Chris Weiss; Bob & Susie Pamplin (absent) Fran Rubright, Bonnie Borders (absent) – Barbara (Kay) Weiss motion to appoint Dolores Thomas, to the Welcome Committee; William Hughes second. **Motion carried.**
 - The Welcome Committee members are Fran Rubright, and Dolores Thomas.
 - The “Lancaster’s Spring Break” will be held on April 30, in Cabana A and B.
 7. Neighborhood Emergency Preparedness - Margaret Goedeker motioned to adopt the Lancaster Emergency Preparedness Outline on line; Pat Kehoe second the motion. **Motion carried.**

Important reminder: All residents should have a HELP/OKAY SIGN FOR THEIR FRONT WINDOW.

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This is an easy way to let the neighborhood know that all is well in a home or if help is needed after an emergency event. Please contact any team member to request a sign, if needed.

- There was no meeting of the Kings Ridge Committee in February.
- No plans for a neighborhood preparedness fair in 2022.
- The spring packet for distribution to Lancaster residents is being prepared.
- Anyone who would like to volunteer as a team member – please contact Margaret Goedecker (2132 Grafton Avenue).

8. Decorations - Linda & John Lawson – No report. No action taken.

Old business – No action taken

Lancaster Paint Committee: Linda Lawson, chair (absent), Bertha Halter, Lou Halter -
Report by Bertha Halter

- In March met with Jim Hower, of Hower Building company, to secure a Contract.
- It's difficult to commit to a price for a project starting in January 2023.
- Mr. Hower will contact Sherwin Williams to see if they will commit to a quote.
- In the current environment and with rising costs it is doubtful, we will get a firm price at this time. The Committee will follow-up in April.
- The committee is working on communication and house painting forms

New Business – No action taken

Annual Meeting on April 11, 2022 – Blue Water will be sending the Annual Meeting materials soon. Two board member terms are expiring in 2022, Barbara (Kay) Weiss and Pat Kehoe. The board is soliciting homeowners. If interested in serving, please complete a candidate form.

- Residents, please attend the Annual meeting to establish a quorum for the election. If you are unable to attend, please fill out your proxy form.

Open Forum - No Discussion took place.

Establish date of next meeting is April 11, 2022 – Annual Meeting

Barbara (Kay) Weiss motioned to adjourn at 9:47am; Pat Kehoe second. Vote was unanimous.

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Treasurer's Report March 14, 2022

February 2022 Payments:

Seco Energy	212.53	12/16/21 - 01/18/2022 Service
Opticaltel	4,053.22	February Service
Blue Water Management	400.00	February Service
Blue Water Web Hosting	25.00	February Service
Blue Water Copy/Print/Supply	66.21	January Service
Dora Landscaping	3,862.50	February Service
GeekITDown	320.34 **	
Seasonal Decor	101.71	2021 Miscellaneous Supplies
February Reserves	2,503.69	

**** GeekITDown**

137.75	Storage Research
31.42	Website Maintenance
19.17	Annual Domain Renewal
132.00	Annual Web Hosting Renewal

March 1, 2022 Payments:

Seco	180.39	1/18/22 to 2/15/22 Service	
Opticaltel	4,053.22	March Service	
Blue Water Management	400.00	March Service	
Blue Water Web Hosting	25.00	March Service	
Blue Water Copy/Print/Supply	45.99	February Service	
CPA 2021 Tax Return	100.00	Tax Prep Service	
Operating Account Balance after March 1 payments			\$ 33,398.17
Pending payments:			
Dora Landscaping	3,862.50	March Service	
March Reserves	2,503.69		
GeekITDown	53.17	February Service	
Dora Irrigation Repairs		January & February Service	

Reserves Account Balances at:	January 31	February 28
Painting	61,131.61	62,337.15
Paving *	50,548.78	50,087.53*
Road Resealing	2,664.01	3,076.41
Contingency	2,077.21	2,077.21
Accumulated Interest	1,920.36	1,920.36 +

***February 1, 2022 payment from Paving Reserve:**

\$1,350.00 to Driveway Maintenance Inc. for grate replacement on Grafton Avenue

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.** At this time, Blue Water will not take action to cancel these payments because the transaction involves a personal bank account. The bank might say that Blue Water can cancel it BUT the Blue Water policy is to not do this. To cancel a Centennial Bank transaction please call: 866-227-0441.

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Lancaster Board of Directors Meeting
MARCH 14, 2022

In Attendance

Ray Wilson
Margaret Stedman
Ken Ziller I.P.A.
Don Martineau I.P.A.
Tim Cronin
Linda Cronin
Chris Weiss
Cheryl Moggert
Carolyn Blain
Patricia Conroy
Fran Rubynak
Lou HARTER
BERTHA HARTER
Fred Lawson
Gaye Wegand