

Lancaster at Kings Ridge Neighborhood Association, Inc.

Board of Director Meeting Minutes

March 13, 2023, held at Kings Ridge Clubhouse

- Barbara (Kay) Weiss called the meeting to order at 3:29 pm
- Quorum was established: Margaret Goedecker, William (Bill) Hughes, Barbara (Kay) Weiss, Cheryl Moffet, and Linda Lawson
- Certification of Notice presented
- Pledge of Allegiance

*Linda Lawson motioned to approve the **February 13, 2023 minutes**. Second by Cheryl Moffet. **Motion carried unanimously. 5/5.***

Treasurer's Report – by Margaret Goedecker

- Margaret Goedecker provided an update on the HOA's financial status. Accounts are fully established with Alliance Bank and all invoices are being made in a timely manner. The 2022 Federal Tax return has been completed and submitted. It is a simple form 1120-H and Lancaster does not owe any taxes. Notice was mailed to all homeowners that the 2022 Year-End Financial Report is available on the Resident Portal. Margaret encouraged residents to review the report online, if possible. Printed copies can be supplied at a cost incurred by the Association.
- March homeowner assessment payments are being recorded.

Manager's Report – by Leland Management, Morgan Skrabalak

- February 07, 2023 – Community Inspection
- Financial Statements have been prepared and presented to the Board
- No resales reported in February

Committee Reports – No action taken

- Master Board update by Chris Weiss: The Clubhouse roof report was completed and will be reviewed at the next Master Board Meeting. Additionally, local communities that border Hancock Road are drafting letters regarding the city roadway project.
- Architectural Update by Lou Halter: There were ten total ACC applications submitted. Out of the ten, eight were approved, one was denied, and one is still under review.
- Entertainment Committee update by Barbara (Kay) Weiss: Kay encouraged residents to save the date for April 15, 2023. More information will be released soon.
- Paint Committee reminded residents to remove all furniture from lanais to make the painting process easier for the painter.

Previous Business

Delinquent Account Waiver and Payment Plan Policy:

*Margaret Goedecker motioned to adopt the Delinquent Account Waiver and Payment Policy as published to waive \$30.00 in soft costs once every one-year period and no hard costs. In addition to this, the motion included to allow a payment plan to homeowners once every three-year period. Second by Cheryl Moffet. **Motion carried unanimously. 5/5.***

Governing Document Review:

Lancaster at Kings Ridge Neighborhood Association, Inc.
Board of Director Meeting Minutes

No new updates to report.

Annual Meeting Mailing:

The Annual Meeting Mailing was reviewed by the Board. The recommended changes will be edited by Community Manager and emailed to Board prior to being mailed to Members.

New Business

CPA Compilation Report:

Margaret Goedeker provided an update earlier in the meeting. All questions regarding report can be directed to Margaret Goedeker.

Open Forum – no topics, discussion or actions taken

Next meeting is the Annual Membership Meeting.

Date: April 10, 2023, Time: 3:30 pm, Location: Monte Carlo Room.

Barbara (Kay) Weiss motioned to adjourn the meeting at 4:10 pm. Second by Margaret Goedeker.

Motion carried unanimously. 5/5.

Minutes Approved on April 13, 2023

Linda M. Lawson

Lancaster BOD Secretary