

Lancaster at Kings Ridge Neighborhood Association, Inc.

Board of Director's Meeting Minutes

April 10 2023, held at Kings Ridge Clubhouse

- Barbara (Kay) Weiss called the meeting to order at 3:40 pm
- Quorum was established: Margaret Goedeker, Patricia (Pat) Cawley, Barbara (Kay) Weiss, Cheryl Moffet, and Linda Lawson

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

Treasurer's Report – by Margaret Goedeker

- Margaret Goedeker provided an update on the HOA's financial status. Everything is running well and there are no financial concerns.
- April homeowner assessment payments are being recorded.

Manager's Report – by Leland Management, Morgan Skrabalak

- March 09, 2023 – Community Inspection
- Financial Statements have been prepared and presented to the Board
- No resales reported in March

Committee Reports – No action taken

- Master Board update presented by Kay Weiss on behalf of Chris Weiss: There are concerns with pet waste bags appearing in storm drains in the community, and people continue to try and run the entrance gates. These topics will be discussed further at the next Master Board Meeting held on the fourth Wednesday of every month.
- Neighborhood Networking update by Cheryl Moffet: The neighborhoods discussed options to hold owner's accountable for carrying homeowner's insurance in the community.
- Architectural Update by Lou Halter: There were five total ACC applications submitted. Out of the five, four were approved, and one was denied.
- Entertainment Committee update by Barbara (Kay) Weiss: The next party is scheduled for April 15, 2023. The next luncheon will be April 11, 2023.

New Business

MRTA:

Margaret Goedeker read the MRTA passage to the Members present at the meeting. MRTA requires homeowner's associations to preserve their documents every thirty years from the date of establishment. Lancaster at Kings Ridge Neighborhood's documents were recorded in August 1999.

*Barbara (Kay) Weiss motioned to table MRTA for an additional year. Second by Margaret Goedeker. **Motion carried unanimously. 5/5.***

Open Forum – A member brought forward a reminder to all residents regarding termite prevention. Linda Lawson reminded homeowners that the community will not be mulched this year.

Next meeting is May 08, 2023 at 3:30 pm.

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Barbara (Kay) Weiss adjourned the meeting at 4:03 pm.

Respectfully Submitted,
Morgan Skrabalak, LCAM

Approved by the Board of Director's on 5/8/23.

APPROVED

Treasurer's Report April 10, 2023

March Payments:

Seco Energy	198.20	01/19/23 -02/15/23
Opticaltel	4,121.30	March Service (deducts late fee)*
Dora Landscaping	3,978.38	March Service
Leland Management Fee	600.00	March Service
Leland Collection Charges	100.00	Hard costs to be reimbursed by homeowner
March & McMillin CPA	600.00	Compiled Financial Reports, Federal Tax Return
Leland Copy/Print/Supply	45.80	February Service
Document Storage/Transfer	63.33	One month storage/FedEx transfer to Lancaster BOD
GeekITDown	31.42	February Web Maintenance
March Reserves	2,586.87	

April Payments:

Seco Energy	212.32	02/15/23 - 03/17/23
Opticaltel	4,184.06	April Service
Dora Landscaping	3,978.38	April Service
Dora Irrigation Repairs	87.00	February Repairs
Leland Management Fee	600.00	April Service
Leland Collection Charges	276.20	Cert. Mail/ Collection Notices (x2) - Homeowner charge back
Leland Copy/Print/Supply	?	March Service
Clubhouse Copies	7.10	
GeekITDown	19.33	March Service
April Reserves	2,586.87	

Reserves Account Balances at:	<u>March '23 Bal</u>	Feb.&March Payments	<i>Pending <u>April Payments</u></i>
Painting	79,601.11	(52,854.00)	<i>25,448.00</i>
Paving	62,739.32		
Road Resealing	8,571.71		
Contingency	2,115.88		
Accumulated Interest	187.76		
TOTAL:		100,361.78	

**Reserve Interest from Year End 2022 has been allocated to the individual project funds. This allocation is prorated according to the balance in each account.

Mulch - 2023 Surplus for 2024 Service *as of 04/30/2023* \$1,666.67