

## **KINGWOOD PROPERTY OWNERS' ASSOCIATION ANNUAL MEETING APRIL 30, 2022**

**Call to Order:** President Susan Jahnke called the meeting to order at 2:12 pm in the Wilderness Room of St. John in the Wilderness Episcopal Church Parish Hall.

**Roll Call:** Linda Sheffield reported that 22 lots were represented in person at today's annual meeting and 18 proxies were collected. This represents a quorum for the meeting.

**Approval of the 2021 minutes:** Minutes for the April 25, 2021 KPOA Annual Meeting were approved as written.

### **KPOA Board Reports**

**President's Report:** Susan Jahnke opened the meeting by thanking residents for attending the meeting. She expressed appreciation to all Board members for their service and contributions over the past year. She noted that Linda Sheffield and Michael Arcara had terms that ended this year and will not be continuing on the Board. She noted that Jamie did an excellent job last year in finding a replacement option for our winter road clearing needs when Carolina Paving indicated they would not be able to plow and de-ice the neighborhood. She thanked Anne Calby for her work on the KPOA website and asked that residents notify Anne when their contact information changes. She acknowledged Peggy Smith for introducing a KPOA Holiday Party which was held at her house and Jamie Fish for hosting the annual fall picnic.

**Social and Visitation:** Peggy Smith reported that she welcomed several new neighbors to Kingwood. New residents include Brian and Maureen Stehle who reside at 303 Double Creek Lane and Jan Kerr who purchased 125 Continental Drive. She noted the annual picnic was well attended but the weather a bit cool and asked residents about preferences regarding time of year. A show of hands indicated that September, but not Labor Day weekend, is preferred. Peggy also noted that the KPOA Holiday event was a success and she anticipates hostessing that gathering again this year.

**Roads and Safety:** Jamie Fish started by saying that she was pleased to report that road expenses were relatively inexpensive this year. There was one significant snowfall that required use of two large plows. In addition we also hired Greg Lamb to do some snow removal and Joey Justice for de-icing and plowing. Additional road expenses included alfalfa bales for erosion control and new caution markers for island identification. She reported that the total expenses were \$3771.59 and the additional budgeted funds of \$12,228.41 will be added to long term road funds.

Jamie stated that she understood there has been some concern about future culvert repair costs. She noted that the culverts the association is responsible for are road culverts and that residents are responsible for driveway culverts. She reported that there are fourteen road culverts - two at the entrance, two on Continental (one recently

replaced), three on Summersweet (one recently replaced), two on Southview, two on Double Creek and three on Kingcrest. Some of the culverts are 15" and others are 18" and their lengths vary. Based on the recent replacements, the cost is estimated to be \$6-7K each with additional expenses for road repaving and any required ground work needed for erosion control.

Jamie noted that she plans to serve another term and would look forward to continuing to have responsibility for roads. She said resident suggestions are appreciated and assist with identifying possible problem areas before they become significant issues.

Lee Mager reported that the road culvert close to his driveway that goes under Southview is clogged and rain water flows over the road rather than into the culvert. Brian Stamm stated that wiring or grids on some culverts might be helpful. Linda Charping indicated that Greg Lamb used to routinely clean the culverts. Jamie plans to have the issue addressed.

A question was raised regarding plans for removal of broken curbing from around the islands. Mary Smith noted it is very unattractive and may not be serving a purpose. Jamie stated that curbing damage was done during snow removal and has been a constant issue. She suggested the use of rocks where needed for erosion control so they can be moved back in place rather than repeatedly replaced. The island curbing was noted to probably fall under grounds maintenance rather than roads.

**Grounds and Maintenance:** Tracy Pace was unable to attend the meeting. Susan Jahnke reported for her that there are plans to mulch the entrance and islands and to organize a number of cleanup days for residents to help with pruning and weeding of the common areas. Maintenance concerns noted by residents (in addition to broken island curbing) included lack of mulching and scarcity of plantings in some islands.

**Website:** Anne Calby stated that she has been updating the KPOA website this year. She requested that residents contact her if they have any issues using the website. She also asked that if anyone has suggestions regarding the site to let her know. She noted that the current vendor listing is very outdated and probably not very useful. She hopes to have the vendor listings updated. She asked for residents with recent positive vendor experiences to share vendor names and contact information. There is a short form available on the website for residents to fill out for recommendations. She stressed that this listing is only for positive experiences/references. Relevant updates for the KPOA Calendar will also be planned.

**Treasurer's Report:** Michael Arcara was unable to attend the annual meeting. He prepared an analysis and financial report documentation that was handed out at the meeting and posted to the KPOA website. Susan Jahnke reported for him at the meeting. Susan noted that she had worked with Michael this year and completed the 2021-2022 audit. She reported that total actual expenses were less than budgeted in all categories except taxes.

The Treasurer report for 2021-2022 reflected that as of 3/31/2022, KPOA has \$43,839 in our checking account, \$70,947 in money market savings and \$33,123 in a CD. Year

end working funds and reserve totaled \$147,908. The long-term road fund currently has \$137,908 and the emergency funds total \$10,000 for a total reserve of \$147,908. Actual 2021-2022 operating expenses were relatively low (\$14,543) due primarily to no major road repair requirements and low snowfall. This resulted in a \$28,913 contribution to the long term road maintenance fund.

A long-term road analysis was provided. It reflected that roads were last re-paved in 2015 at a cost of \$169K. The model assumes a 3% yearly inflation for 2022-2035, an average \$15K annual contribution to the road fund and current assessment rates. Using these assumptions, the reserve fund and repaving outlay would intersect in 2031 and have a \$30K surplus in 2035 when repaving is projected to be needed.

It was discussed that inflation and road replacement costs are difficult to project and that it will be necessary to monitor over time, but that the current assessment rates seem appropriate at this time. It was also noted that the current checking account balance is high and suggested that some be moved into accounts with earning potential. It was also stated that the current CD account has recently reverted to a lower interest rate.

The proposed 2022-2023 budget maintained spending by category at 2021-2022 projected levels and the current \$700 per lot assessment. A motion to accept the proposed budget was made and seconded. The motion was voted on and passed.

### **New Business:**

**Nominating Committee Report:** Peggy Smith stated that the nominating committee consisted of Don and Ginger Farr, Larry Rhodes and herself. She noted two new board members are needed since Linda Sheffield completed serving four years on the Board and Mike Arcara is completing his term. Beka Trepper and Reed Ziegler have agreed to serve and are nominees for the open positions. Jamie Fish completed a two year term and agreed to extend for another. A motion to accept the slate and was made and seconded. A voice vote was made and passed unanimously.

Brian Stamm asked for an opportunity to speak to the community regarding cable service. He noted that he has recently found an alternative to the service provided by Optimum (previously Morris Broadband) and wanted to make residents aware of an alternative. He is using a T-Mobile service for internet and television access and has had good results with speed and availability at a lower price. Mike Trepper reported they are using the same service and explained that set up is easy and a trial period is available.

Several residents expressed concern that the main Optimum cable boxes in the neighborhood have been without covers and have cables sticking up. These have been reported to the company multiple times with no positive outcome.

**Adjournment:** A motion to adjourn the 2022 KPOA Annual Meeting was made and seconded. The motion was carried and the meeting adjourned at 3:18 pm.

Respectfully submitted,  
Linda Sheffield, Secretary