

KINGSMILL HOMEOWNERS ASSOCIATION

Minutes of the Board of Directors Meeting
February 9, 2009

A regular Board of Directors meeting was called to order by President Nelly Slaughter at 6:33 p.m.

Board Members present; Nelly Slaughter
 Peter Myers (arrived late)
 Jim Teele
 Christina Ray
 Nate Paini
 Randall Miranda
 Robert Velez
 Nora Foster

Board Members absent: Alina Miller
 Robert Peters

Old Business

Treasurer's Report: Bank Balance as of February 9, 2009

Checking	\$59,121.76
Savings	6,357.11
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	\$ 65,478.87

53 Homeowners have not paid dues (\$7,155) – Late notices will be mailed will go out by Friday for late dues.

3 homes are in foreclosure

It was brought to board's attention by Jim Teele that 2501 Empire's dues were sent in by current homeowner. The check was returned to the current homeowner because the 2008 dues were not paid by the previous owner. Nelly asked to have future problems such as that to be brought to the attention of the board for a proposed resolution. Jim will email a copy of the letter he sent to 2501 to the board.

Clarification was requested on a couple of line items

1. A question was brought up about payments made for Christmas lights in Feb. 08 and November 08. Jim explained that the first payment on 02/28/08 of \$68.78 was actually for lights purchased for the previous year. The second payment on 11/30/08 of \$150.48 were for a better commercial grade decorative lights for 2008.

2. A question was asked on Category "Lawn Maintenance" and the difference in amounts for 9/25/08 and 11/30/08 of \$240. Jim explained in was probably for mulch.

New Business

Nomination and voting of 2009 board officers.

- Alina Miller was nominated and seconded for position of Secretary. She was unanimously elected Secretary. It was everyone's understanding that she would accept.

- Peter Myers was nominated and seconded for position of Vice President. He was unanimously elected Vice President.

- Nelly Slaughter was nominated and seconded for position of President. She was unanimously elected President.

- Jim Teele was nominated by Nate and seconded by Pete for the position of Treasurer. Nora was nominated by Robert Velez and seconded by Ronnie for the position of Treasurer. Nora explained that one and only one person negotiating the bids, not submitting any proposals to the board, paying requested amounts with no board approval, writing checks with only one signature and then that same person reconciling the statements was not in the best interest of the remainder of the board members. Jim explained that since 2002 he has been doing same with no objections because the board has access to the banking accounts. The current board stated that that have only limited access. A vote was taken. Nora was elected as Treasurer.

Canal maintenance and treatment - tabled until 3/9/09 meeting

Removal of tussock from the east pond – tabled until 3/9/09 meeting

Completion of the berm on the west canal park equipment – tabled until 3/9/09 meeting

West retention pond project – tabled until 3/9/09 meeting

Future work by Dave Heflin, Melco, or Aquatic Technologies will be discussed at next meeting. It was brought to the attention of the board that Mr. Heflin's permit authorizes him to only do excavation and removal, and not the water treatments. Mr. Heflin's license and insurance expired in April 2004. It was also brought to the attention of the board that Jim Teele is the registered agent for Melco, Inc. and may have an issue of conflict of interest with that Mr. Heflin's company and Teele being on the board.

Entrance lights – repair and replacement

Jim brought to our attention that the front entrance lights need to be replaced. He presented the board with Thomas Lighting Residential proposal. Suggested retail price from supplier is \$46.20 per light. Local distributors will sell the lights at anywhere from \$28.00 to \$42.00. Jim will send out an email to board members with his suggestion on who to purchase the twelve (12) plus spare of eight (8) lights we need. Board authorized up to \$1,000 for this project.

Park benches

Chrisina on behalf of the Playground Committee presented her proposal for the replacement tables and benches (one for each park). It was discussed and it was decided by the board to order the six (6) foot tables rather than the eight (8) foot tables. The heavier gauge metal was requested. These tables will be purchased and installed by Playloft. The installation will include cementing them into ground. Stand alone benches were not purchased at this time. A check for the deposit was given to Christina to order the tables.

Next meeting will be on 3/9/09 @ 6:30 – Ronnie Miranda's home

Email Amendment:

Hello All,

First of all thank you Nora for stepping in as secretary.

The minutes look good. However, there seems to be some expansion to the discussion concerning the election of the treasurer that I just do not recall having been said at this meeting. I know that some of the items in the minutes had been discussed outside the meeting earlier but were not part of the meeting proper and therefore should not be part of the minutes.

I agree the way Jim handled some of the business gave the appearance of impropriety and possibly could have been done better (we will see how well Nora does ;-). :-P :-). However, I do not feel that Jim did anything that was wrong or not in the best interest of the Home Owners Association.

I would amend the minutes to delete (or better phrase) the section starting with "Nora explained..." and ending with "...only limited access." I do remember Nora saying that where she worked they said "the way that business was being done (by the HOA and Jim Teele) did not appear to be proper". And although I have no doubts in my mind they said this or something along those lines, it was not appropriate input to the board.

Therefore I will withhold my approval of the minutes until I see a corrected copy.

Peter