**Kingslee Heights HOA**

**Board of Directors Meeting**

**Monday, February 5, 2024**

**Clubhouse**

Call to Order: Peter called the meeting to order at 6:01 PM

Present: Joseph Crippen, Gene Olson, Peter Timmons, Kristin Dean, Jackie Barrett, Joan Miesbauer, Barb Orson.

Approval of Minutes: It was moved and seconded to approve the minutes as amended.

Treasurers Report: Attached to minutes.

Management Report:

* Hunt Electric has completed installation of the new circuit panel in the clubhouse.
* Tree Trust has completed tree trimming.
* Quality Trust has repaired the damage to the roof at 8248 Kingslee Rd.

2023 Reserve Budget:

* We will schedule the spring walk to determine what could/should be done to repair grounds.
* We will determine what needs to be done to upgrade the irrigation system.

Siding Project Update: Project is completed.

Old/New Business:

* What more needs to be done regarding the hot tub in the South Circle?
* Arvig has fiber run into the clubhouse. They could potentially begin working with individual homes as early as next week.
* A motion was made, seconded and approved to accept Schwader’s bid for the next 2 years

(2 ½%).

* Reserve Study Update: When we redid the siding, the Association assumed responsibility for roofs. The study assumes we will need new roofs by 2036. We would, therefore, need a larger than 5% increase in dues. It was suggested that we increase from 5% to 8%. This will require homeowner approval and wouldn’t necessarily mean there would automatically be an 8% increase every year.

Action Items:

* Railing for staircase to West Circle: no bids yet
* Roof plumbing stacks: no bids yet
* One roof needed repair and KHA is responsible for payment to repair.
* Furnace filter check
* Homes to Go: check on ownership of unit
* Pool/spa permit for unit with hot tub

Next Meeting: Monday, March 11, 2024 at 6:00 PM in the clubhouse

Meeting was adjourned at 7:05 PM

Respectfully submitted,

Jackie Barrett