**Kingslee Heights HOA**

**Board of Directors Meeting**

**Monday, March 11, 2024**

**Clubhouse**

Call to Order: Peter called the meeting to order at 6:00 PM

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

Absent: Joseph Crippen

Approval of Minutes: Motion was made and seconded to approved minutes. Motion passed.

Treasurers Report: Attached to minutes.

Management Report:

* Sent letter to residents at 8298 requesting spa/pool permit information.
* Schwaders 2024-2025 contract has been signed.
* Pool tile work contract has been signed.
* A letter has been sent to residents at 8258, with a fine added, for non-response to request for lease and rental licenses.

2024 Reserve Budget:

* Sidewalk repair to be determined during the spring walk, 2024
* Irrigation system upgrade also to be determined during the spring walk

Old/New Business:

* Hot tub: we are still waiting to hear from both the residents and the City of Bloomington.
* Arvig is up and working. Letter will be sent to the residents who aren’t currently connected. At least 29 residents have already registered. Arvig has offered to come and help residents register if they are encountering difficulties, probably the week of 3/18. Billing was implemented Martch 8. The fee for April will be $70.00; further bills will be for $40.00 per month. Michelle Waldroff will inform residents by mail.
* Reserve Study update will be discussed at the annual meeting.
* Railing for new stairs between North and West Circles; the bid was for an aluminum railing. Motion was made and seconded to approve the bid of $8000. The motion failed to pass.
* Roof plumbing stacks: most just need caps to cover stacks. The Sharper maintenance staff may be able to do this work.
* Pool contract. Motion was made, seconded and approved to accept the contract.
* Retaining wall: We will use the same crew as used for Wall #1 with VersaLock. Outdoor Images will require 1 entire guest parking area to stage their materials. We will do only Wall #2 this year. Wall #2 is behind 8256 Kingslee Rd. in the South Circle. Motion was made, seconded and approved to accept the contract for $115,250 plus permitting fees.
* Tree Trust bid for crabapple trees: motion was made, seconded to accept their contract. Motion approved.
* Guest parking: the Board discussed guest parking usage but made no final decisions about it.

If there are cars parked in guest parking spaces, they need to be moved after any snowfall which occasions Schwaders coming to plow. If guest parking spaces aren’t cleared, it creates problems for everyone.

Email Approval Items:

* 2/16/2024 – green dumpster bag for new resident was approved.

Date of Next Meeting: Monday, April 1, 2024, at 6:00 P< in the Clubhouse.

Action Items:

* Email regarding Arvig
* Annual Meeting notice – May 20,2024
* Call Peace Lutheran Church to reserve for Annual Meeting
* Determining the availability of maintenance crew to fix roof plumbing stacks

The meeting was adjourned at 7:50 PM.

Respectfully submitted,

Jackie Barrett