



## **Board Minutes of the Board of Directors Meeting on September 23, 2021**

**PRESENT:** Mary Braly, Bert Soske, Denise DeMartini, Sheldon Toso, Andrew Bunch,

**ABSENT:** Aaron Green

Call to order at 6:08 PM

### **OPEN FORUM:**

**Lot 1079:** QUESTIONS FOR THE BOARD: financials not posted from February to July; questioned CID accounting (Feb-July); what are board expenses of \$8500; website updating \$84 per month; classified HOA data on website; when will disc golf course be opened; who is manager for HOA?

**Lot 684:** In July annuity came due. Asked the status of this annuity

**Lot 2185:** Thanked general membership for attending the Kiva Committee meetings. Next meeting will be on 9/27/21 @ 4pm. Reported on the scope of the meetings.

**Lot 1586:** Asked about Aaron. Questioned 30-foot perimeter. Suggests adding this requirement when membership cards are sent out.

**Lot 671:** No agenda/minutes for this meeting for attendees. Wants answers to his questions. Suggests open forum be held at end of meeting.

**Lot 2047:** Sent an email to Aaron. Geese poop issue. Cleaner went in the water.

### **APPROVAL OF PRIOR MINUTES: TABLED**

**Denise motioned to table the September 11, 2021 minutes**

**Bert seconded the motion**

**Further discussion: None**

**Approved: 5 ayes 0 Nay**

**Motion carried**

**REVIEW OF FINANCIALS:** Signature cards for PNC Bank (bought BBVA). The financials were just received last week. Has reviewed them but still seeing errors. Compared from last year. There are seasonal changes that are not accounted for. Should even out by the end of the year. Reserves are higher than last year. Under budget: More members have not paid their assessments for the year. Higher compensation for Kiva/maintenance staff. Insurance, utilities and maintenance are higher. Interest revenue is down. The annuity has not been reinvested. Will be looking into why CID costs are higher. \$8500 for board expenses unexplained. Net income is down \$23,000 this year. We should suspend contributions to the reserve fund for the rest of the year.

Sheldon has questions for CID. Would like to see an index on financials. Wants a list of reserves expenditures. What is the actual amount in reserves: \$799,000. CID last four digits are blacked out. Would like them to remain.

**Andrew motioned to suspend contributions to the reserve fund with overages at the end of the year to go to reserves. (Oct-Dec)**

**Sheldon seconded the motion**

**Further discussion: None**

**Approved: 5 ayes 0 Nay**

**Motion carried**

## **DIRECTOR'S REPORTS:**

**Andrew:** The annuity has not been reinvested because the bank is merging with PNC. We had to wait until the merger was completed. (It is complete). We will have 3 signers. President, Vice President, and Treasurer. Lot 684 is still attached to the account. Member does not want to be on this annuity any longer. When we reinvest the annuity, we will make sure it is a current board member. Lot 684 wants this information removed from her file. It should go into the banking folder in the office. Interest rates are low at this time. If we invest, there is no early withdrawal penalty except interest earned.

**Denise:** Researched executive minutes being listed in regular board meeting minutes. As of the last meeting, she will make sure that the executive meeting dates and general agenda will be notated.

**Bert:** Kiva Rules Committee: Great group on the committee. We have had 2 meetings and 2 town hall meetings. Thanked all who are participating. Next meeting will be Monday 9/27 at 4pm.

**Sheldon:** Last meeting we talked about reestablishing the trail committee. Would like this to be put on next meeting's agenda.

**Mary:** Our Board is trying our best. She understands the frustration that members have mentioned during Board open comments. Trails: Status quo at this time.

## **EXECUTIVE MEETING WAS HELD ON 9/23/21**

Agenda: Legal information from our attorney was disseminated. Numerous violation hearings were held.

## **MANAGER'S REPORT: None**

## **NEW BUSINESS:**

### **Architectural Review**

**Lot 2076** – Upgrade to prior approved building. Lot size/configuration does not allow for a garage. (original approval: 7/26/18 - Original approval was for a house and garage.) New buyer is willing to take over the project and finish the house within 6 months.

**Sheldon motioned to table this application until the next board meeting. Sheldon will go out to the property to assess the property with owner/contractor.**

**Mary seconded the motion**

**Further discussion: None**

**Approved: 4 ayes 0 nay 1 abstention (personal relationship)**

**Motion carried**

**Lot 917** – Member is requesting approval to build a house and garage.

**Sheldon motioned to approve the house and garage pending county permits**

**Mary seconded the motion**

**Further discussion: None**

**Approved: 5 ayes 0 nay**

**Motion carried**

**Lot 982** – member is requesting approval to build a 40'x 60' storage building

**Mary motioned to approve a 40'x 60' storage building with county approval.**

**Andrew seconded the motion.**

**Further discussion: The trail is on the east side. The building will be on the west side. Fencing on the P&E trail is not required.**

**Approved: 5 ayes 0 nay**

**Motion carried**

**OLD BUSINESS:** None

**OPEN FORUM:**

**LOT #660:** Suggests checking PGE meters (how many) and order an energy audit.

**BALLOTS:** Will be mailed soon. Election date: 10/30/21, if no quorum met then 11/6/21

**NEXT MEETING:** October 28, 2021 @ 6:00 PM

**MEETING ADJOURNED:** 7:25 PM

Secretary Signature: Denise DeMartini