

Kings Road Homeowners Association Annual Meeting Minutes

November 3, 2022, 7:00 PM

Board Members present:

President: Bill Slayton

Treasurer: Pam Waite

Secretary: Diana Smith

Architectural: Tommy Weekley

Members at Large: Sam Waite, Jordana Ward, Buck Buckley

Meeting called to order at 7:00pm by Bill Slayton.

Introduction of Board Members and Members at Large by Bill Slayton.

The minutes from October 2022 and Annual Meeting 2022 will be published on Facebook.

Meeting dates, times and locations will be posted on Facebook.

Treasurer's October 2022 and Year to Date Report handed out and discussed by Pam Waite, Treasurer.

- 100% of 2022 assessments have been collected.
- Sam Waite addressed non-budgeted items from the Treasurer's Report that were extra expenses for 2022..
 - Fence repairs - \$27,745.00
 - Vegetation maintenance and repairs - \$2781.00
 - Lighting supplies - \$168.00 (The labor was performed by Jack Forbes resident of Kings Road.)
 - Tornado clean-up \$400.00
 - Sprinkler supplies and repairs - \$704.00
 - Legal fees - \$684.23
 - Power washing - \$2325.00Total of non-budgeted expenses for 2022 \$34,807.23
- Dues will be increased to \$275.00 per year. This is a 3 year plan to enable us to have the fencing repaired and replaced, trees trimmed and removed, and get our reserves to an amount that will enable us to handle an emergency that might arise.

General Discussions:

- Security surveillance and necessity of expense. We will ask the office to provide a monthly report to be published on Facebook of the occurrences he handles and the areas where they occurred.
- We had over 400 Trick Or Treaters in the neighborhood for Halloween. It went well and everyone seemed to have a good time. There were two officers on patrol that night to ensure the safety and wellbeing of our children and grounds.
- We ask everyone driving through the subdivision to carefully obey the speed limits posted. This will be posted on Facebook.

Grounds and Maintenance Report by Tommy Weekley :

- Jasmine in the main area of Kings Road is being addressed. According to experts in the area of horticulture there is a fungus and the plants are old and will show wear and tear. There are new plants that were put in to try to fill the empty space.
- Our well for watering specific areas is 30 years old and will hopefully hold out for a few more years before it needs replacing.
- There are plans to replace more fencing and have trees removed. The price of lumber,

availability of supplies and unexpected expenses for 2022 have caused this to be pushed to 2023.

- The white fence along Kingsfield Road is 30 years old and will need to be replaced at some point. There have been piece replacements along the way as they arise.
- General discussion on tree trimming.
- General discussion on roads that need attention. Bill Slayton will speak to Steven Barry to ask for replacement consideration.
- Bushes at the Cabot entrance need trimming. Tommy Weekley will contact our landscaper to handle this.
- Christmas lights will be put up on December 3, 8:00am. If you are able to help that is encouraged.

January 9, 2023 meeting will be held at 6:30 at location to be determined.