

Kings View HOA Board Member Meeting
August 27, 2018

Board members, Mary Hertert, President, Lucinda Larsen Vice, President and Donna Stoner, Secretary/Treasurer met at the home of Lucinda Larsen at 911 Patricia Ct. at 5:30 PM. The meeting was called to order at 5:30 p.m.

There was some discussion regarding the recent clean-up activities and weeding in the common areas and authorization of payment for that work. We thank Lucinda Larsen for her oversight of that effort.

There was also some discussion regarding a recent proposal for an Airb&b on Squire Ct. Mary shared a conversation that she had with a neighbor regarding the proposed plan. Mary believes a primary concern regarding Airb&bs is the definition of a "single family residence" and whether it is compatible with Airb&bs within a single family residence. Mike Parks of Coldwell Banker Commercial Prime Properties (CBCPP) will be at our Annual HOA meeting scheduled for September 19, 2018 to introduce CBCPP to the attendees and to help us navigate through Airb&b issues.

The primary focus of this Board meeting was to prepare and agenda and make arrangements for the upcoming Annual HOA meeting. It was agreed that we would use the generic agenda we have used in the past.

AGENDA

- 1) A call to Order-by Mary
 - a. President's Welcome
 - b. Determination of a Quorum
- 2) Approval of 2017 Minutes. Donna will contact Diane or Alicia to determine the status of our web page and request that last year's minutes be posted to it. Donna will offer to read the Minutes if anyone requests.
- 3) Financial Report-Donna will give a report which includes balances and a discussion regarding the CD, its maturity date in October and the suggestion that we update the names on it each time it rolls over or simply roll it into the HOA's savings account at a lower interest rate.
- 4) 2019 Proposed Budget-Donna agreed to work with Diane or Alicia to evaluate the numbers from last year and make any necessary changes and recommendation for any supported increase/decrease to the annual dues. Mary and Donna Plan to meet with Mike, Alicia and Diane of CBCPP to go over this as part of preparation for the Annual Meeting.
- 5) Old Business-Mary will provide an update about the resolution of the trash and noise problems that were brought to our attention at last year's meeting. We thank her for her oversight of these issues. Galvin Gibson offered to repair common fencing near his

property at last year's meeting if the Board would reimburse him for some minimal materials. We will ask him for an update. We will introduce CBCPP, our new HOA management company and the reasons for the rapid change. This is new business in a sense.

6) New Business

- a. Airb&bs
- b. Sunset Point PUD

7) Elections for 2019- Secretary/Treasurer position

8) Adjourn

Donna agreed to work with Alicia to send out reminders between September 10&12 announcing the annual meeting. The reminder should announce the New Business topics of the Airb&bs and the proposed Sunset Point subdivision.

Mary and Lucinda agreed to put out the annual meeting signs September 19.

Lucinda will get the keys and open the Civic Center at 6:20 p.m. on September 19.

The meeting was adjourned at 6:45 p.m.