

Kernan Creek Ranch HOA Annual Meeting Minutes

August 9, 2020

Attendees: Chris Barns, Kathleen Stachowski, Gregg Esenwein; Leila Hanson; Leslie Hayes, Doug and Ann McGuire, Rene Harmon, Chris Becker, Janice Reich, Scott and Diane Watson, Nancy & Bob Marion

Call to Order & Introductions (Chris Barns, President)

The annual General Membership meeting of the Kernan Creek Ranch Homeowners' Association (KCRHOA) was called to order at 4:05 pm at the residence of Doug and Ann McGuire on August 9, 2020. The attendees introduced themselves. Welcome to the new lot owners: Scott and Diane Watson, Rene Harmon and Chris Becker.

Previous Meeting Minutes (Nancy Marion, Secretary)

The 2019 KCRHOA Annual Meeting Minutes (August 25, 2019) and the 2019 Board of Directors Meeting Minutes (September 15, 2019) were reviewed. A motion was received and seconded to approve both the 2019 Meeting Minutes. All were in favor.

KCRHOA Meeting minutes are posted on the kcrhoa.org website. The DRAFT meeting minutes from the August 9, 2020 meeting will be posted on the kcrhoa.org website. (ACTION: Nancy)

Treasurer's Report Gregg Esenwein (Treasurer)

The current balance in the KCRHOA account is \$12,060.85. The complete treasurer's report will be posted on the KCRHOA website. Dues for the following year are due in November of each year. Dues are \$150. /lot with house and \$100. /lot with no home. A motion was received and seconded to accept the Treasurer's Report. All were in favor. Gregg will send a notice to all lot owners about dues. (ACTION: Gregg)

Old Business

Road K.8 Maintenance

Leila provided an overview of the road conditions. In 2019 Leila received bids from 3 contractors for roadwork. Nothing was done in 2019. Leila oversaw work at filling in the holes on K8 with gravel. (Thank you!). Leila also coordinated the repair and of the KCR Entrance sign. A Road Committee was formed (Leila Hanson, Chris Barns and Janice Reich) to work with contractors to obtain new bids for roadwork. The meeting attendees agreed that roadwork should be explored. The Road Committee will report back to the HOA with bids and suggestions.

(ACTION: Leila, Chris, Janice)

Plowing & Mowing

Gregg will continue to oversee plowing of K8 and the mowing of the KCR Right-of-way. (ACTION: Gregg)

Other Road Concerns

It would save money and dust if all cars would obey the 20mph (less would be great, too) speed limit. Keep the speed down. Remind others (delivery people, trash collectors, construction workers) to please obey the speed limit. (ACTION: All)

Fire Safety

Leslie Hayes (KCRHOA Wildfire Adapted Partnership (WAP) Ambassador (Thank you, Leslie!!) – stated that WAP has regular meeting and encourages attendance. Leslie also reminded lot owners that if you are doing fire mitigation, to log the work into the WAP site or give it to Leslie. cuhayes@msn.com This includes cleaning out gutters or removing trees or any other fire mitigation work. It is necessary to have a building on the site – in order for fire mitigation rebates.

Leila did an additional \$8000. of fire mitigation on their two lots and Scott Watson has treated 15 acres (out of 56). Thank you all for your fire mitigation work. Leila (Leila@fone.net) is available for fire mitigation questions or information. Also WAP will send an advisor to any interested lot owner for fire mitigation advice. Bev Robbins advised HOA lot owners to think about creating access to the canyon between each lot – for fire safety and access for firefighters.

New Business

Leila presented a plan to modify the lot sizes of the two lots she and Jon Callender own. (Lots 8 & 9). She presented a draft plan. Leila will continue her research into this change. The new lots design will need to be presented to the KCRHOA Membership for a vote at a later time. Two thirds of the membership needs to approve of this change before it can move forward. (ACTION: Leila)

Bev Robbins suggested a KCRHOA list of names, emails and phone numbers. This would **not** be published. It would be for internal use only. This would enable neighbors to contact neighbors for various reasons, i.e. fire, assistance, etc.) Nancy will put this list together based on input from meeting attendees. (ACTION: Nancy)

Dates of Next General Membership and Board Meetings

Annual Membership Meetings of the Kernan Creek Ranch HOA is to take place on the 2nd Sunday of August at a time/place to be determined. The next annual meeting of KCRHOA will be **Sunday, August 8, 2021**.

Adjournment

A motion was made and seconded that the meeting be adjourned. All were in favor. The meeting was adjourned at 5:10 pm.

Respectfully submitted,

Nancy Marion (Secretary)