

DRAFT KCRHOA Annual Meeting Minutes

August 11, 2023 4:00pm

Attendees:

Tim & Lori Morrow, Anne & Doug McGuire, Philip Dixon, Chris Becker, Leila Hanson, Scott Watson, Richard & Janet Howe, Leslie Hayes, Chris Barnes & Kathleen Stachowski, Gregg Esenwein

1. Call to order (D. McGuire)

The annual General Membership meeting of the Kernan Creek Ranch Homeowners' Association (KCRHOA) was called to order at 4:09 pm in the "dog shed" on the property of Anne & Doug McGuire.

2. Prior Meeting Minutes (P. Dixon)

The 2023 KCRHOA Annual Meeting Minutes (August 13, 2023) were reviewed. **MSP:** minutes approved. Approved minutes to be posted on the kcrhoa.org website. The DRAFT meeting minutes from the August 11, 2024, meeting will be posted on the kcrhoa.org website. (**ACTION: Philip**)

3. Treasurer's Report (G. Esenwein)

The balance in the KCRHOA account is **\$14,957.17**. Funds added since the 2023 report is \$2150.00. Outlays since prior report: **\$1335.93**. **MSP:** Treasurer's Report approved.

4. Old Business

None.

5. New Business

- **Snow Plowing and Mowing**

Gregg will continue to oversee plowing of K8 and the mowing of the KCR Right-of-Way. The person who has been doing our mowing and snow plowing is moving out of the area. The search is on for a replacement person/organization.

- **PO Box costs**

The annual price for this has moved up to \$190. The treasure recommends closing it and using their address as the mailing address for the HOA. **MSP:** approval to close and update the website with the new address. (**ACTION:** Gregg and/or Philip)

- **Election of Board Members**

Board members with terms expiring in 2024: Philip Dixon & Greg Esenwein were renominated for additional year. Expiration of terms need updating on the KCRHOA website (**ACTION:** Philip)

- **KCRHOA CC&R Update**

Updates to the CC&Rs were distributed for review. Some discussion ensued, but copies had also been sent via email prior to the meeting. There was some discussions. One item was that the email version and the one presented in the meeting differed, was missing some lines. It was found to be a printing error of the email version and both were found to be in agreement. **MSP:** Changes were approved by 88% (two lots absent)

- **Reserve Study/Report**

The board was asked to look into whether we need to have a reserve report. (**ACTION:** BOARD)

6. Announcements

Dues for the following year are due in November of each year. Dues are \$150/ (lot with house) and \$100 (lot only).

7. Date for 2025 Annual Meeting

The date for the KCRHOA Annual meeting will be Sunday, August 10, 2024.

8. Adjournment

Meeting adjourned at 5:19 pm.