

Kettle Creek Homeowners Association, Inc
Board of Directors Meeting Minutes, March 31, 2011

Board of Directors (BOD) meeting of Kettle Creek Homeowners Association was held at Z&R Property Management on March 31, 2011, at 3:30 PM.

Call to Order. Mr. Cather called meeting to order at 3:40 PM. Present were:

Erik Carlson, President
LTC David Price, Vice-President (by speakerphone)
David Joyal, Treasurer
Barry McCann, Director-at-Large
Mike Cather, Secretary
April Smith, Z&R

Minutes from the October 2010 BOD Meeting were reviewed. Mr. Joyal motioned to approve them, Mr. Carlson seconded; motion carried unanimously.

Next BOD Meeting is scheduled for June 23, 2011 at Z&R Management, 3:30 PM.

President's Report presented by Mr. Carlson, President of KCHOA.

- Discussion with Ms. Chumley of the Townes HOA regarding the parking issues on Rhinestone Drive appears to have had some success as lately fewer cars are seen parking on the street.
- Cleanup of pet dropping along Chapel Ridge Drive is progressing with droppings picked up by David Joyal, LTC David Price and Max Kirschbaum.

Treasurer's Report presented by Mr. Joyal, Treasurer.

- We are \$700 under planned spending levels with no problems in sight.
- Spending priorities for common area landscaping are (1) Mulch, as many of the landscape beds are bare, and; (2) A tree at the east end of the Kettle Creek monument to provide symmetry with the tree at the west end of the monument.
- Motion to accept the Treasurer's Report was made by Mr. Carlson, seconded by Mr. Cather; motion carried unanimously.

Managers Report presented by Ms. Smith.

- Z&R had a recent conference call regarding foreclosure in the Wrona Pope matter but no decision has been made yet.

Old Business.

- Discussed request of 10564 Black Elk Way for a new garage door. The photo provided by the homeowner showed a door that is dark, has windows, and sports a brick or wood design scheme, all of which contradict existing community designs. As such, the door fails to meet the criteria for consistency with homes in the community. The BOD voted

unanimously to deny approval to this request, and Z&R will now respond back to the homeowner with the BOD's decision.

- Landscape proposals from Timberline Landscaping and JTB Landscaping were discussed. JTB's proposal was more responsive on service features and also lower cost by almost a thousand dollars. Z&R has had good experiences with JTB.
- Z&R will seek several points of clarification from JTB before the BOD makes a final selection for 2011 Landscaping services.
- Motion to tentatively accept JTB's landscaping proposal was made by Mr. Joyal and seconded by Mr. McCann; motion carried unanimously.

New Business.

- LTC Price is moving from the area in June 2011 and unable to continue in his role as HOA Vice-President. The BOD discussed his suggestion for Max Kirschbaum to fill his vacancy until the position is up for re-election in 2013. Mr. Kirschbaum is a retired USAF Colonel and a lawyer by occupation. Motion made by Mr. Joyal to accept the appointment of Mr. Kirschbaum to fulfill the term of LTC Price, to be effective July 1, 2011; seconded by Mr. Cather and carried unanimously.
- Z&R will verify contract renewal dates for insurance and trash pickup services.

Adjournment.

- Motion to adjourn the BOD meeting was made by Mr. Carlson, seconded by Mr. Joyal; motion carried unanimously. Meeting was adjourned at 4:45 PM.

Recap: Property Manager Action List.

- Verify contract renewal dates for insurance and trash pickup services.
- Clarify several points in contract proposal of JTB Landscaping.

Mike Cather
Secretary, Kettle Creek HOA