

**1/22/2025**

**RE: Highlights of 1/10/2025 Board of Directors Meeting**

**Highlights of 1/22/2025 Organizational Meeting/Notice of Elections**

**Highlights of 1/22/2025 Annual Board of Directors Meeting**

**Respectfully submitted: Rosalie Howell, Wellington VP & Master Board Director**

\*Please note these are my notes and understanding of the information distributed at the meetings. Please go to the Kings Ridge Web Site for the actual agenda and information.

**I. 1/10/2025 Board of Directors Meeting**

A. Reviewed (3) Clubhouse Roof Bids-to include Clubhouse, Guardhouse, gates, neighborhood monument entrances and other columns. Voted to accept bid from Florida

Specialty Roofing for \$530,518 + \$25,000 (for unforeseen costs) for a total not to exceed \$555,518.

B. Reviewed & voted on changes to guidelines:

1) 2.9.2-Hampton's House Color Schemes-Passed

2) 2.18 B.2b&c-Window Replacement-Passed

b. Arches: May be separate, or part of an all-in-one window with double pane glass.

Vendors suggested that carry the arch windows: Pella, Renewable by Anderson,

Armorview, FSA, New South Windows and Window World

c. Glass Block windows will be on a case-by-case basis for bathroom windows ONLY.

d. Fixed opaque or fixed clear double pane windows are permitted in bathroom windows with openings 9 sq.or less.

C. Phil Masi of Assured Partners presented an overview of our insurance coverage. Board approved the total of \$124,404.36 for the 2025 year. This is \$4083 less than last year.

**II. 1/22/2025 Organizational Meeting/Notice of Elections**

A. New Board was elected by the Group of 45 (3 members from each neighborhood) Wellington members are: Sharon Reed, Rose Trylovich, Luanne Everitt

B. New Master Board Slate approved:

President: Leesa Burzynski, Highgate

Vice President: Marty Martin, Cambridge

Treasurer: Chris Weiss, Lancaster

Secretary: Bill Morissette, Remington

C. Proposed Amendment (add Article VIII, Section 8 to the Declaration to read as follows):

Incidental Damage. The Association's right of entry as set forth in Section 5, hereof is made without liability for damage incidental to the Association's obligations and responsibilities to maintain the Common Areas and improvements thereon. Consistent with the respective obligations to maintain Homesites and Common Areas, the Association shall not be responsible or liable in any fashion for damage caused to

improvements on a Homesite incidental to maintenance of the Common Areas and improvements, which shall extend to any driveway apron associated with the Homesite, in addition to landscaping or improvements adjacent to the Homesite and located between the sidewalk and adjacent roadway.

The Owner shall be responsible for all costs associated with the removal and replacement of improvements, including landscaping, as necessary to provide access to any Common Area or associated facilities. By way of example and not limitation, damage to driveways and landscaping may be necessary to provide access to common , buried irrigation lines. Remediation of any damage caused which is incidental to maintenance or repair by the Association shall not be considered a Common Expense. The Association shall return the area to its original, unimproved state, prior to construction of a Home on the Homesite, including replacement of any pedestrian path or concrete driveway apron adjacent to and serving the Homesite.

Proposed Amendment FAILED. Wellington group of 45 voted NO.

### **III. 1/22/2025 Master Board Meeting**

- A. Financials
  - 1) Kings Ridge Community Association HOA
    - a. Under budget \$194,390 for year ending 2024
  - 2) Kings Ridge Community Association Clubhouse
    - a. Under budget \$158,037 for year ending 2024
  - 3) \$210,000 of the overage above was moved to Reserves for 2025
- B. Delinquency Accounts totaled \$29,356.50 for the month of December (25 accounts)
  - A. One account is in Foreclosure
  - B. Two accts are in the lien process
  - C. Two properties sold with intent to lien (paid in full at closing)
  - D. Two accts were sent intent to lien notices
  - E. Remaining 18 accounts sent late notices
- C. Kings Ridge Master Board Liaison Role
  - A. Each member on the Master Board is required to be on a committee. I will continue as the Chairperson for the Communication Committee
- D. Covenant Enforcement Review Board (CERB)
  - A. 3 violations
    - 1) Homeowner installed a Non-compliant bathroom window and rear door without approval. \$50.00 FINE. It should be noted that if the homeowner installs non-compliant modifications from approved plans, and if this comes before the CERB in another Complaint Report, there could be a recommendation for \$100 per week fine until the deviation from approved plan(s) is/are corrected.
    - 2) Complaint alleges a resident's dog ran out a screened door, crossed the street and attacked another residents dog, being walked on a leash. The resident whose dog

ran off the property did reimburse the other resident for veterinary charges. CERB

recommended a \$50.00 fine.

3) Resident used racist remarks towards another resident. ("Go back to where you

came from" and called her a "Silly (or funny) looking lady".) The issue arose after

the lady asked for the gym TV to be muted. CERB recommended a 30 day

suspension of the use of the clubhouse and any amenities for the entire household. CERB also recommended a \$50.00 fine.

E. Upcoming

A. Dave & Daphne-Nashville Duo Show cancelled due to health reasons-refunds have

been processed.

B. Hunt Talent Show 1/28. Tickets are complimentary, 2 per household

C. Valentine's Day Dance-2/8. Tickets \$12.00. Entertainment by Rocky & Michelle

D. Super Bowl Sunday-2/9. Clubhouse Ballroom doors open at 5:30.

E. Hunt Talent Show resident pick from last year-Mark Raish Show, 3/22.

Tickets

\$15.00