

9/24/2025

RE: September 24, 2025 Master Board Meeting Highlights

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

* Also attended Master Board 5 hr Budget Workshop 9/10/2025-Highlights included

*These are Highlights ONLY, please see actual reports on KR Website.

1. FINANCIALS

A. MASTER BOARD BUDGET WORKSHOP FOR 2026

- a. **Clubhouse-tentative 2026** increase \$0.00 per home per month!!! (remains \$129)

*In 2008 (when residents purchased the clubhouse, dues were \$101.00 per house per month.) From 2008 to 2026, if this budget is approved, Clubhouse Assessments averaged an increase of \$1.76 per month per year. Increased \$28.00 over 17 years.

*Since 2008 we replaced air conditioners, went through a roof collapse, restored the ballroom, refinanced the Clubhouse Mortgage twice, at lower rates, expanded and renovated the East Wing, renovated the sports courts, installed pavers at the pools and front entrance, replaced the pool furniture, remodeled the interior of the North Spa, kitchen and the main lobby, renovated the main clubhouse restrooms, re-milled the clubhouse and No. Spa parking lots, and replaced the carpets, lights and chairs in the ballroom, improved the ventilation at the North Spa and replaced the trees in the Clubhouse parking lot.

*The Mortgage will be paid in full in October 2029.

- b. **Kings Ridge Community Association-tentative** increase \$4.00 per home per month! (\$101).

*In 2009 dues were \$67.00 per house per month. From 2009 to 2026, if this budget is approved, KRCA Assessments averaged an increase of \$1.80 per month per year. Increased \$34.00 over 18 years.

B. MASTER BOARD FINANCIALS-ENDING AUGUST 2025

- a. CLUBHOUSE-overall UNDER budget \$6344
- b. HOA -OVER budget \$5375

C. MASTER BOARD APPROVED for remainder of 2025 and budget year 2026:

- a. KR Community Association Land Care Proposal (HOA)
Approved \$390,710.76-Dora Landscaping
- b. Clubhouse and North Spa Land Care Proposal
Approved \$471,306.04-Dora Landscaping
- c. Proposal for Irrigation Repairs for Community Irrigation System
Approved: Labor: \$75.00 per hour, Emergency After Hours rate: \$135.00,
Material & Equipment 49% above cost-DVI Water Management, LLC
- d. Proposal for Concrete Vault Construction
Approved \$23,875.00-DVI Water Management, LLC.
- e. Proposal-asphalt repair at 39 locations
Approved \$6132.08-Asphalt 365

D. DELINQUENCY ASSESSMENTS

Total Delinquencies: \$43, 202.18

- a. 5 accounts are with the lawyer

- b. 12 late notice accounts
- c. 6 intent to lien accounts
- d. 5 deactivated cards to gates and amenities
- e. 3 more recommended for deactivation

2. COMMUNITY, CLUBHOUSE AND ACC RULES AND REGULATIONS PROPOSED UPDATES

- A. 39 Pages to be reviewed and voted on at a later date.

3. ACC GUIDELINE REVIEW

- A. 34 Guidelines were reviewed and voted on

4. UPCOMING: SEE Royal Times for Upcoming events at Clubhouse

- A. 9/25-Master Board Members and Community Board Members required training/meeting 9-2
- B. 10/11 KR GARAGE SALE-EVERY COMMUNITY IS PARTICIPATING. 8-2
- C. 10/17 Wellington Dance 5:30-9:00
- D. 10/22 MASTER BOARD MEETING 9:00am
- E. 10/21 Wellington Ladies Luncheon-Oakwood
- F. 10/23 Wellington Annual Meeting-All residents welcome and encouraged to attend