

KINGSLAND COUNTRY PROPERTY OWNERS ASSOCIATION, INC.

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MEETING MINUTES FOR OCTOBER 10TH, 2023 BOARD MEETING

1. Call Meeting to Order: Mr. Kiefer called the meeting to order at 7:00pm.
2. Roll Call for Quorum: Richard Kiefer, Mary Jo Kiefer, Wayne Zimmer, Mary Jo Zimmer, Kathy Dowton, David Francis, Reyna Salabarría, Constance Hornberger, Izzy Boston, Tanya Day-Russell.
3. Call for a Motion to accept the Official Minutes for the September 12th, 2023, board meeting. After review Ms. Dowton made a motion to accept the meeting minutes. All were in favor.
4. Call for the Treasurer to accept the financial report for September 2023. After discussion Mr. Zimmer made a motion to approve the financial report. All were in favor. Mr. Francis requested the Profit and loss statement, year to date financials and previous month financials. Mr. Kiefer stated we would have that available at the next meeting.
5. The homeowner at 3505-001-098 is requesting approval for two fence options. After discussion Mr. Zimmer made a motion to approve both fence options. All were in favor.
6. The homeowner at 3505-007-002 is requesting approval for a fence. After review Mr. Zimmer made a motion to approve the fence. All were in favor.
7. Complaint from 4973 SW 107th Loop of a neighbor's barking dog. After discussion Joy was instructed to write a letter to the homeowner of the barking dog asking them to be mindful of their neighbors and send an email to the homeowner who made the complaint to call code enforcement. Mr. Zimmer made a motion, and all were in favor.
8. Lien Update: 55 notices were mailed certified totaling \$28,466.43. Received \$4977.18 as of October 1st, 2023. Information only.

9. Dispute of Violation Letter for 3506-003-024. After the discussion Ms. Dowton suggested we send a letter and a fine. Mr. Francis suggested we send a \$100.00 fine and if the issue is not resolved within 30 days, then send the issue to the attorney. All were in favor. Mr. Kiefer suggested we have a schedule of fines in the future. Ms. Nunez requested an example of a violation letter imposing a fine. These will be sent certified mail.

10. Violation Update: Ms. Nunez updated the board on many violations and the board told her what and how to pursue those violations and what fines to impose.

11. KCPOA 2024 Proposed Operating Budget. The board discussed increasing the annual HOA dues to \$50.00 for 2024. Mr. Francis asked where the numbers came from and Mr. Kiefer and Ms. Dowton explained that they used the P & L from this year to date and reviewed the proposed projects for next year. They also reviewed the 2023 budget and used that as a guideline. Mr. Francis asked questions about the accounts and what they were used for. Mr. Kiefer, Ms. Dowton, and Mr. Zimmer answered those questions. Signs were discussed and Mr. Kiefer asked Mr. Francis to help get the cost for the signs. Mr. Kiefer will schedule a meeting with the county commissioner about the signs. After discussion Mr. Zimmer made a motion to accept the 2024 proposed budget, Mr. Kiefer seconded, all were in favor.

New Business:

1. HOA Promotional Pens: Mr. Kiefer suggested we purchase pens promoting the HOA. Mr. Zimmer suggested we look at National Pen Company. Ms. Dowton made a motion to purchase pens with the Association information. All were in favor.
2. The board suggested purchasing stamps now and not wait until the first of the year.
3. Joy was asked to get pricing for a new laptop and TV.
4. Mr. Kiefer asked Mr. Francis to about new signage for the community.

Mr. Kiefer called to adjourn the meeting at 9:00pm. All were in favor.