

VILLAS OF KING'S CROSSING CONDO ASSN, INC.

BOARD OF DIRECTORS MEETING
OF APRIL 9, 2021

A regular meeting of the Board was held this day at the pool house of the Association. The meeting was called to order by President Bruce Peters at 1:00 p.m.

OWNER COMMENTS: No owners present.

ROLL CALL: Board members present were Bruce Peters, President; Linda Stevens, Vice President, John Malaker, Treasurer; Roz Seale, Secretary; and members at large Sylvia Dunn, Ernie Bartram and Jim Agnew.

PROOF OF MEETING NOTICE: Bruce Peters certified legal requirements were met and notification of the meeting was posted in a timely manner.

MINUTES: Roz Seale read the minutes of the February 19, 2021 Board Meeting. Minutes were approved as read.

TREASURER's report – John Malaker noted that our monthly dues went up by \$5 to \$375. We will be a little over budget for mulch.

OFFICERS REPORTS:

Linda Stevens – Pest control spraying information is included on the new website.

Roz Seale – asked for information to update the vendor list.

Ernie Bartram – the well pump is working and the pond should be up to normal level once the rainy season starts.

Jim Agnew – noted that the pool cover needs some attention. He is going to look for a pvc pipe to put on the end instead of the metal pieces and Styrofoam.

John Malaker had nothing to report at this time.

Sylvia Dunn – had nothing to report at this time.

Bruce Peters – noted that we used 910 bags of mulch. The total cost was a little over \$3,900 which was over budget by about \$500. Last year we were under budget by \$1,000, but we bought a higher quality mulch from Lowe's. He noted the delivery charge for all the pallets was only \$20.

ORDER OF BUSINESS:

A – OWNER LANDSCAPING REQUEST -

A motion was made by Sylvia Dunn and seconded by John Malaker regarding an owner request at 12627 to alter the common area. Noted was each owner only owns 1/34th of the entire property. The

discussion mentioned that to allow owners to modify the common area could destroy the appearance of the common area. The vote was unanimous to not allow any modifications.

B – OWNER EXPENSE MODIFICATION. Linda Stevens made a motion, seconded by Sylvia Dunn to not allow owners to make modifications (as reflected in our documents) to common areas unless approved by the Board and/or 2/3rds of owners. After discussion, this motion was approved unanimously.

Adjournment – hearing no other comments, the meeting was adjourned at 1:33 p.m. Next meeting to be determined.

Respectfully submitted Rosalyn S. Seale, Secretary.