

VILLAS OF KING'S CROSSING CONDO ASSN, INC.

BOARD OF DIRECTORS MEETING
FRIDAY, NOVEMBER 21, 2025

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

PROOF OF MEETING NOTICE: Bruce Peters certified legal requirements were met per State statute 718 and notification was posted at least 48 hours before the meeting. Board members in attendance were Bruce Peters, President; Linda Stevens, Vice President; John Malaker, Treasurer; Roz Seale, Secretary., Barbara Mills Schuchardt and Ernie Bartram Members at Large.

MINUTES: Minutes of the August 5, 2025 Bord of Directors meeting were read and approved.

TREASURER'S REPORT: John reported we are in very good shape with operating money of \$217,288;50. \$40,000 is in what he called a "slush" fund to use for example for pumps, emergencies, necessities. Reserves are at \$201,277.16. Total \$418,588.01. We are in a strong position. A little low on reserves. Liabilities of \$418,558.01. Last year we were at \$411,140 for a \$9,000 increase in funds. Bruce commented that roof reserves are light because we had to deplete it. We are trying to build it up and are complying with State requirements. \$4,542 currently, being funded each month. Treasurers report was approved.

OWNER COMMENTS ON AGENDA ITEMS -

NEW BUSINESS – Suzanne Roberts asked how we can treat the weeds on the ponds. A contractor said we should contact an engineer to see what can be done. Sunwest claims that when the water is low, the grasses are likely looking for water. Bruce made a motion for Linda to contact the engineer to find out if there's a cost involved. Barb seconded the motion – motion passed.

An owner submitted a Request for Modification to replace mulch with stones at the front of her unit at her expense. Linda made a motion to approve the modification. Roz seconded. Approved. Note that the job has already been completed as the Board meeting had not been scheduled when it was requested.

OLD BUSIINESS: - North pond fountain is on order. It was delayed due to confusion on a deposit. Company now has the deposit. Ernie will be working on the electrical part.

OWNER COMMENTS ON NON AGENDA ITEMS – Claudia Bachman asked who owners can contact when there's a problem such as gutters, plants, other outside issues, etc. Bruce said to contact any Board Member who will funnel it to Bruce. It was suggested this should be mentioned in the newsletter. Suzanne Roberts made up a preliminary list of who does what. It will be reviewed.

NEXT BOARD MEETING – will be a budget meeting and held at Start Management in December.

Meeting adjourned at 1:40 p.m.

Respectfully submitted, Rosalyn S. Seale, Secretary