

## KHA Annual Meeting – April 13, 2016

7:00 p.m.

Introductions; reviewed very brief notes from last year's meeting.

**Darla** reviewed the Treasurer's Report. \$26,600 brought in as of today, \$28,100 total income this year. ~70 houses have not paid dues yet.

Darla reviewed the PayPal debacle. Still working with PayPal to rectify. All money is safe, just not all in our checking account.

Better to have \$ budgeted and not use it, depending on what commissioner says.

**Paul Ralsler** made the motion to accept the budget as submitted, including \$2500. **Tim Woods** seconded it. One opposed (Mike Stay).

Water bill was \$785. Irrigation system at entrances is provided by the Country Club. Ponds? The ones we control, we pay for and are in our contract with the landscapers.

**Augie** – Gumwood Road presented challenges. No record of a power line connecting Baywood and Barryknoll. Workers dug up the electrical by surprise. Talboom helped us with running a conduit under the pavement to code and trenched it before repaving. Tried to establish who was responsible. It was embedded in the pavement and was not to code. Ended up being our responsibility.

Question: Sprinkler line needs to be addressed (for entrances). Who should mow strip of grass now between cement and sidewalk. Should we use our own mower? We'll find out.

Question: Can we have entrance walls washed and re-sealed? Good suggestion.

Question: Water floods at the main entrance. Is the Club or county responsible? Augie will call Toby N.

**Leaf pick-up** – County does three in fall, one in spring. We used to have Greenworld for two extra pick-ups. They canceled our account; they said anyone who hadn't paid on their contract, they canceled.

Question: What do we do going forward? Keep things as they are? The county will not put up signs. We could have looked at St. Joe County website; they post a schedule and map there. Junoll? Residents want additional services. Could we pay for one extra pick-up in the fall and one in spring after the county comes? Often they don't come by both sides of the street if the truck is full. We should make the county accountable, rather than excusing it and paying. Can we bring in the county commissioner for a special meeting?

Motion made to accept \$2500 for additional pick-ups.

First, make sure they do the pick-ups they're supposed to do (finish street!) and notify us!

**Covenants and by-laws** – We can vote through the website. We got ~135 votes last time we did that.

Do we notify people of these changes? Sent newsletter in with dues letter. Police patrol wasn't worth it. Homeowners should get their own security system.

Mike Stay volunteered for the board: 520-1518

Covenants are more difficult to change than by-laws, because they require all homeowners to approve. We're not changing the covenants right now, but we do need changes to the by-laws.

**Covenants/Restrictions** – We're going to send two letters to offenders. If no response, get an attorney involved at your expense. We do not pay a retainer fee; attorney bills homeowner. Attorney is "Switzerland" Someone who can be a neutral party with no skin in the game.

We're changing the by-laws to allow for online voting. Quorum is now 10%, except for special assessments. One flat quorum like other HOAs. Can vote yourself, designate someone to vote on your behalf, or tell the board to vote for you. If you show up, your vote supersedes proxy vote.

**Bob Balint** – Remember that we have association to keep our properties at a certain level.

Question: Can anything be done about neighbors who don't do anything to their yard, i.e., rental property on Lincroft?

Signage stating *No Solicitation* should be at both entrances.

Garage Sale (**Michelle**) – June 17 and 18, 9-5. She will place an ad in the Tribune, Granger Gazette. Give notification to her about any special/significant items you'll have for sale by May 30. Michelle handed out a list of garage sale tips: pair up, keep house locked. Cost less than \$100 to do all ads, signs, and flags. Only expense now is the SB Tribune ad.

**Mark McClean** won raffle for free dues!

Meeting adjourned at 8:15 p.m.