

KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION

ANNUAL HOA MEETING MINUTES

Saturday, August 14, 2021

North Tahoe Event Center and via Zoom

Board Members Present: Jerry Rucker, Randy Williams, Laurie Stevenson, and Jennifer Solomon.

Via ZOOM Phone: Dan Hall

Staff Present: Frank Mooney, CPA

Via ZOOM Phone: Betsy Bauder

1. Call to Order at 9:35 AM

2. Board Reports:

A. Jerry Rucker - President

1. All current Board Members were reelected and Mike Ousley was elected by the membership for the new term. Welcome aboard Mike and **Thank You** for already helping out with the Architectural Review Committee. Election of Board positions will take place in the BOD meeting to follow.

2. Defensible Space clearing of HOA owned Conservancy lots on the west side of HWY 267 will be completed by this fall. Dead trees in the Condo/Griff Creek area still need to be removed but involves several permissions which has been the hold up so far. Board member, Randy Williams, to take on the task of getting those necessary approvals in hopes of clearing dead trees in 2022.

3. Defensible space clearing of private lots is owner responsibility. Complaints or concerns regarding neighbor's lots/properties should be made to the North Tahoe Fire Dept. who can then inspect and issue citations to property owners.

B. Jennifer Solomon - Treasurer

1. Everything seems in order. 12/31/2020 and 6/30/2021 financial reports are available on the www.kehoa.net website for further details.

2. Pre lien notices on chronically past due properties have been recently sent.

C. Laurie Stevenson - Secretary

1. 2020 minutes for annual meeting are approved.

2. Memorial Day weekend green waste bins were once again very successful. Additional bins on another weekend have been requested and Board approved. Newsletter announcing the green bin information should go out earlier next year but plan on being available Memorial Day Weekend.

3. Bear Problems - Various deterrents are electric wiring systems, house alarm systems, large opened bottles of Pine Sol, and bear boxes to secure trash. Bird feeders and feeding birds otherwise not only attract birds but also attract bears.

D. Randy Williams/Mike Ousley - CC&R Compliance

1. No legal confrontations to report.

E. Dan Hall - Griff Creek Bridge Project Update

1. A grant for matching funds has been awarded by the Tahoe Conservancy to design and construct the new bridge. Vehicle access will be limited to fire trucks and PUD vehicles using a bollard with pin for access. Hope to begin construction in 2022. This project has taken Dan 10 years of hard work!

3. New Business – No new business presented

4. Open Discussion

A. Utility Company approved cost increase of street lights.

B. Changes to CC&R's require 51% of homeowner's vote.

5. Adjournment at 10:50 AM