

KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION

ANNUAL HOA MEETING MINUTES

Saturday, August 5th, 2023

North Tahoe Event Center

Board Members Present: Randy Williams, John Nelson, Mike Ousley, Jonathan Stafford, Al Eberhart, Adam Hull

Staff Present: Betsy Bauder

1. Call to Order at 9:45am
2. 2022 annual meeting minutes approved.
3. Board Reports:
 - a. President's Report - Randy Williams - Priorities:
 - i. Dying trees - details from John Nelson.
 - ii. Street sealing - working with Placer County.
 - iii. Website - details from Adam Hull
 - iv. Greenbelt cleanup for fire safety
 - b. Greenbelt Forest Management - John Nelson -
 - i. Cleanup planned this year for two greenbelt sites:
 1. Kingswood Dr near Whitehall
 2. Lincoln Green across from the church
 - a. Trees: ~30 over 6" diameter and ~20 under 6"
 - b. Plan to chip and truck out logs. ~4 truckloads.
 - c. Expecting to spend ~\$25k.
 - d. Expected to start in a few weeks.
 - ii. We expect forest management to be slightly over budget for this year, but covered by savings from previous years.
 - c. Firewise - Randy Williams -

We are working to become a Firewise designated community. Firewise is a collection of homeowner associations that work with the state, fire departments, and insurers to reduce fire risks for neighborhoods.

 - i. Designation requires us to maintain forward looking forest management plans.
 - ii. There are insurers who will write new fire insurance policies in approved communities, often with discounts.
 - iii. Meetings and paperwork are in flight now. Approval could come as soon as next year.
 - iv. Watch the website (kingswoodtahoe.org) for updates.
 - d. Green Waste Program - Randy Williams -
 - i. North Tahoe Fire has agreed to cover the cost for their contributions to fire safety.
 - ii. Hauled out ~180 yds of needles.
 - iii. Open to another round this year.
 - iv. Bins may not go on conservancy lots.
 - e. Finances - Jonathan Stafford -
 - i. Expecting to spend 98% of budget.
 - ii. Lower than expected CC&R enforcement and legal expenses.
 - iii. ~20 members are past-due.
 - f. Website - Adam Hull -
 - i. Hosting costs eliminated by hosting on GitHub.

- ii. Online payments via Stripe are now available.
 - 1. You are responsible for the 3% fee if you use it.
 - 2. Many banks will mail a check on your behalf as part of online bill pay for no fee.
- iii. Digital communication - Many members would like an easier way to communicate than mailing letters. We're exploring options including an email list, a Facebook group, and more. A survey will run on kingswoodtahoe.org to gather opinions.
- g. Architectural Review - Mike Ousley -
 - i. Good to see improvements in the neighborhood, especially those increasing fire safety such as replacing wood shingle roofs.
 - ii. Electronic forms are now available on the website (kingswoodtahoe.org).
 - iii. We have clarified wording in the ARR guidelines. No changes to the rules.
 - iv. Suggestions:
 - 1. Don't rely on a variance. They are rarely granted.
 - 2. Changing plans after they're approved requires another review.
 - 3. Color samples, renderings, and digital plans all speed up review.
 - v. Please get a bear box if you haven't already. 0% loans are available from Placer County.
- h. Griff Creek Bridge Project - Randy Williams filling in for Dan Hall -
 - i. ETA this Fall.
 - ii. Will have a locked gate, closed during the wet season.
 - iii. Funded entirely outside the association.
- 4. BOD Election Results:
 - a. Randy Williams, John Nelson, Mike Ousley, Jonathan Stafford, Al Eberhart, Adam Hull - All re-elected. Positions will be decided in the executive session following the general meeting.
 - b. We had no other nominations. Please volunteer.
- 5. Motion to spend an estimated \$25k on Lincoln Green greenbelt cleanup.
 - a. Motion unanimously approved.
 - b. This will be paid from accrued savings in previous years. No special assessments expected
- 6. Motion to spend at most \$5k to survey Lincoln Green property boundaries?
 - a. We need accurate boundary lines to know which trees the Association is responsible for.
 - b. GPS is not accurate enough, off by feet.
 - c. Motion approved.
- 7. Open Discussion
 - a. Neighbor has dead trees in their yard. What can be done?
 - i. Talk with them first. Keep this place neighborly.
 - ii. Formal written complaints to the HOA. Firewise commitment may simplify enforcement.
 - b. Recommended tree removal providers?
 - i. We will post who the association works with online.
 - c. Water leaks. Is it city water?
 - i. Simple test - use a pool tester to check for chlorine. If positive, it's city water.
 - d. Thank you for:
 - i. Work on Firewise and fire safety.
 - ii. Very fast ARR review.
 - e. State-wide Cookbook Contest
 - i. Submit a recipe with a picture. Betsy has details.
 - f. Block parties
 - i. There is a standing block party every 3rd of July near the north end of Commonwealth.
 - ii. Thanks to Barbara for organizing a large party on Canterbury.
- 8. Adjournment at 11am.