

# KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION

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## ANNUAL HOA MEETING MINUTES

Saturday, August 2nd, 2025

North Tahoe Event Center

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

1. Call to Order at 10:10am
2. Guest speaker - Kevin Prior - Director of Lands for the Conservancy - Griff Creek bridge update
  - a. Gas line road: starts on Forest Service land, passes into Conservancy land.
  - b. Delays:
    - i. Caldor fire - all resources diverted.
    - ii. Lahonton permits (water quality control) - scour analysis from in-house hydrologist differed from previous analysis. Concluded footings were too shallow, too little clearance from the high-water mark.
    - iii. Quote: \$1.2 million. Currently fundraising. Prop 4 is a good option. On the 5-year capital plan for the Conservancy. Truckee Airport Board may help fund fire safety.
3. Prior meeting minutes - approved.
4. Board Reports
  - a. Forest Management - John Nelson
    - i. Hundreds of trees removed from greenbelts. Focus on Griff Creek Drainage.
    - ii. 120 cubic yds of needles removed.
  - b. President's Report - Randy
    - i. One homeowner plans to sue the association.
    - ii. The state has capped fines at \$100.
    - iii. Enforcement now will likely require suing homeowners, which takes money.
  - c. Financials - Jonathan
    - i. See financial statement.
    - ii. Significant savings from turning off street lights.
    - iii. Increasing dues to build a legal expense buffer.
  - d. Website - Adam
    - i. Email list - thanks to those who have signed up.
  - e. Compliance - Mike
  - f. Utilities - Dan
5. Elections
  - a. Board has been re-elected
6. New Business
  - a. Fall cleanup - plan for 2 more dumpsters this fall.
  - b. Firewise - current certificate valid through November 2025.
7. Open Discussion
  - a. Trash & bears - STR? Call the posted number.
8. Adjourned - 11:45am