

Kinloch Property Owners' Association

C/o Associa Community Group

Location/Time/Date: Community Group office – 4:00 PM on 1/26/2022

Board Members Present: Gary Clower, John Banu, David Owen and D.B Smit. Also, in attendance is Gabe Crouch & Ryan Molnar with Community Group.

Homeowners Attended: None

1. **Call to Order:** Gary called the meeting to order at 3:54 PM
2. **Previous Meeting Minutes (10/21/2021)-** John made a motion to approve the October meeting minutes as presented. David seconded the motion, and the motion carries.
3. **Financial Reviews:**
 - a. The Board discussed the end of year financials & how each general ledger item is broken down. David advised that he will work with Gabe on cleaning up some of the general ledger accounts to better consolidate how the financials appear in the future.
 - b. David made a motion to take the 2021 net loss of \$13,634.65 & move to general reserves as well as moving the contingency reserves of \$20,337 into the general reserves & to then approve the financials with those changes. D.B. seconded the motion, and the motion carries.
4. **Unfinished Business:**
 - a. **Entrance Lighting Long Pond/Tuckahoe Creek Parkway:** Gary advised that the entrance lighting project is now complete.
 - b. **Virginia Green Grass Improvement Program/Mulch Long Pond:** Gary advised that top soil & new seed will be put down in the bare spots this spring. The recommendation from Virginia Green is to either trim trees back or mulch to drip line to improve the look.
 - c. **Silk Fence:** John brought up issue of silk fence that has yet to be removed. Gary advised he has been requesting Boone Homes to remove & will continue to request until they remove it.
5. **New Business**
 - a. 2022 Annual Plan

- i. Gabe gave an overview of the plan & advised the Board that he views it as a road map for the year for the Association.
 - b. Annual Meeting
 - i. Gary advised he will reserve the space at the Hermitage Country Club for the meeting on April 6 at 5:30 PM.
 - c. Other
 - i. Gary as the declarant appointed David to be the Treasurer.
 - ii. David would like for the Board to look at simplifying contracts & processes for all Kinloch Associations.
 - iii. Reserve Study- currently there has not been a reserve study. The board decided to “hold off” on doing a reserve study since there is very little common area expense and still under Declarant control
- 6. Gary motioned to adjourn the meeting. David seconded the motion, and the motion carried unanimously. The meeting adjourned at 4:58 PM.