

Annual Meeting Memo
Kinloch Property Owners' Association
April 5, 2023

Bill Derusha called the meeting to order at 5:30 pm.

Bill called on Community Manager, Gabe Crouch to certify quorum had been met with 120 homeowners being present either by person or by proxy.

Board members present were: Bill Derusha, Board President, Jennifer Berdell, Secretary, David Owen, Board Treasurer, David Acey Board Director, Carrie McAllister, Board Director. Gabe Crouch Represented Associa Community Group – the management company. Minutes were taken by Alijuah West from Associa Community Group. Handouts for the meeting included the agenda and the 2022 Annual Meeting Minutes.

Gabe Crouch read the proof of notice and confirmed that notices were mailed March 16, 2023 in accordance with the 14-day minimum notice requirement of the Property Owners' Association Act.

Approval of the 2022 Annual Meeting minutes was motioned to approve by homeowner and was seconded and unanimously approved.

Bill Derusha introduced Carrie McCallister as the newest Board Member to take Gary Clower place

The 2023 Board approved budget was presented and highlighted no assessment increase. David Owen, Treasurer mentioned that the assessment will most likely need to be increased in future years to meet the rising cost associated with managing the community. David advised that the first quarter financials were being cleaned up to include departments for each section that have special services, section 10 was dissolved and is now exclusively part of the POA, 2 signs were installed by the POA at the section 10 entrance and section 10 will reimburse for the cost over time. 2023 1st quarter financials though are cleaner than past years, still have an issue with the management cost breakdown which will be addressed with management. David believes that future financials will be much easier to decipher once all of the departments and cost are reflected properly.

Bill Derusha discussed highlights from the 2022 projects to include the below.

1. Attention is being brought back to the area from Long Pond to Hill Grove. Improvements aren't happening as quickly as initially hoped for. Due to lack of irrigation in the area it might be better to use mulch rather than grow grass. Will cover at next meeting.
2. Paving of the entrance to the boat landing area is complete.
3. The lake silt build up is still being addressed. The declarant and board are working together to have this issue resolved.

4. Speeding on the roads in the community is an ongoing topic as the Association is limited in their ability to enforce or add speed bumps due to the roads being state roads. The Association is looking at alternatives such as instillation of a speed limit signs to slow down drivers and enforce a speed limit.

A motion was made by homeowner to adopt IRS Resolution 70-604. The motion was seconded and unanimously by the membership.

The meeting was opened to the homeowners in attendance. The following questions were presented.

1. A question was asked if the board had thoughts on extending the cobblestone in the area of Long Pond to Hill Grove since growing the grass has become an issue. Bill Derusha advised that they looked into this option, but the price is too high.
2. A follow-up question was asked if the board could notify homeowners that if they want the cobblestone that they could contribute through a one-time assessment. Bill Derusha advised that the assessment option could be discussed at the next board meeting.
3. A question was asked to go back to enforcing the speed limit as many people are traveling at dangerous speeds. Bill Derusha advised that the topic of speeding will be discussed at the next board meeting and will cover speed limit signs / lights as options.
4. Gary Clower was thanked for his caring attention to the association for many years. A plaque is being considered in his memory.

The meeting was adjourned at 6:05 pm.