

KWCIA MEETING MINUTES
Board of Directors Meeting Monday, April 14, 2025 at 6:30pm

1 - CALL EXECUTIVE SESSION TO ORDER

Board member William Terry called the meeting to order at 6:30pm.

2. ROLL CALL OF OFFICERS

Board members present are as follows:

William Terry, President

Kim Dunn, Treasurer

Pam Terry, Secretary

Others present are as follows: None

Not present :

CPA, Kristin Tafoya

Vice President, Charlie Humphreys

Vacant Position, Sargent at Arms

EXECUTIVE SESSION SUMMARY

The Board held an executive session April 14 at 6:35pm. During the meeting, the following actions and discussions took place:

- Board discussed the HOA Pool Sidewalks and the need to either have them raised to remove any gaps and if that was not possible then to replace all the side walks leading to the pool house from the Pool parking lot and the street to the front of the pool house and to replace the side walk areas around the pool that are not level, this will result in bids being requested.
- Revisited the Goals for 2025, Budget Review, Deed Restriction Update and discussed upcoming HOA priorities.
- The Board voted to send certified collection letters to all KWCIA HOA homes with past due balances and several homeowners have paid their past due HOA Dues
- Discussed getting a quote to remove the dead tree in the pool house yard.
- Board Treasurer Kim Dunn will request the new HOA Pool Permit within the next week.
- Working on getting a new medal Board meeting sign for the front of the pool house because all of the HOA meeting signs were stolen and a Police report had been filed.

The executive session adjourned at 6:58 pm

3. FINANCIAL REPORT

- CPA, Kristin Tafoya provided the financial report electronically and the Board Treasurer Kim Dunn printed copies for the homeowners in attendance.

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4. NEW BUSINESS

- CPA Kristin Tafoya has continued working to send certified collection letters to delinquent homeowner accounts.

5. OPEN FORUM

- 1 Homeowner Present
- Discussed concerns:
 - Billing/Dues issues and questions
 - Continued discussion for current maintenance contracts and bidding for future contracts - Pool house sidewalks, there is a need to power wash all the concrete around the Pool.
 - The Board announced the Board of Directors position of "Secretary" is open as Pam Terry is only filling in to assist the Board and the "Sargent at Arms" position remains unfilled, we are unable to find any homeowners willing to assist with either open position.
- 1 Pool key sold at meeting
- It was discussed checking into the possibility of moving the 911 Phone inside the Pool Fence.
- Q&A about the Financial Report

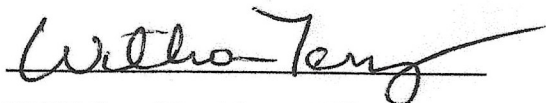
- **Architectural Committee:** No volunteers at this time.

- **Capital Improvements – Possible Improvements**
 - Repair/Replace the concrete sidewalks around pool house - bidding this project in 2025 budget because of all the funding used to repair many items with the 2024 funds.
 - Seating and Shade around the pool.
 - Open to other suggestions.

6. NEXT MEETING DATE

- The next Board of Directors meeting will be held on July 14, 2025 at 7:00 pm

The Board adjourned Homeowners session at 8:06 pm



KWCIA Board President – William Terry



KWCIA Board Treasurer – Kim Dunn