

**KWCIA MEETING MINUTES**  
Board of Directors Meeting Monday, October 13, 2025 at 6:00pm

**1 - CALL EXECUTIVE SESSION TO ORDER**

Board member Pam Terry called the meeting to order at 6:00pm.

**2. ROLL CALL OF OFFICERS**

**Board members present are as follows:**

William Terry, President

Kim Dunn, Treasurer

Pam Terry, Secretary (filling in until position can be filled)

Open Position, Sargent at Arms

**Others present are as follows:** None

**Not present :**

CPA, Kristin Tafoya

Charlie Humphreys – Vice President

**EXECUTIVE SESSION SUMMARY**

The Board held an executive session October 13 at 6:00pm. During the meeting, the following actions and discussions took place:

- Discussed the Pool pump replacement and how efficient the new unit is and that the electricity bill for the pool has already been cut in half.
- Discussed replacing the Pool House entrance gate with a better and solid gate, the current one was made with 2 halves of a metal gate that is falling apart and will require replacement.
- Board will put out for bids in 2026 to have the Pool parking lot entrance widened for safety.
- Board will have the Pool plaster repaired in 2026 to maintain a nice and safe swimming pool for the HOA residence.

The executive session adjourned at 6:55 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 with some accounts being sent to the KWCIA HOA Attorney for collections.

**5. OPEN FORUM**

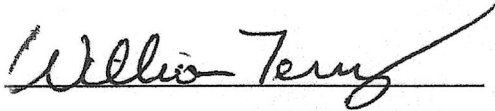
- 8 Homeowners Present
- Discussed concerns:
  - One homeowner with serious delinquent dues argued that he wanted to be removed from the KWCIA HOA as he did not want to be part of it or pay any dues, it was explained to him that isn't an option without the entire HOA dissolving.
  - One homeowner stated that no one in the HOA should have a Boat, Trailer or RV at their house and it was explained that with the economy and lack of available storage places that the Board has been lax and that the board President was in the same situation as many other homeowners and on a storage waiting list, this same owner also raised concerns about tree branches not being removed and trash cans not being brought in after the trash runs.
  - One homeowner had a complaint that the HOA needed more meeting signs because the one sign posted in front of the Pool House was not enough since everyone doesn't come and go down Stratmore, the board agreed to look into replacing the 8 portable signs that were stolen in 2024.
- Q&A about the Financial Report
- One homeowner requested to look over the financial binder and asked questions that were answered and they had no further stated issues, the question was asked where the previous year's binders were and it was explained to them that the binders were not an HOA requirement and that this was started by the Treasurer Kim Dunn to maintain full disclosure with the KWCIA HOA homeowners, it was also noted that no previous boards had created these binders so there was nothing to go back to before this board.
- **Architectural Committee:** No volunteers at this time.
- **Capital Improvements – Possible Improvements**
  - Widen the pool parking lot entrance for safety
  - Seating and Shade around the pool.
  - Open to other suggestions.
  - Replaster the pool for upkeep and safety.

**6. NEXT MEETING DATE**

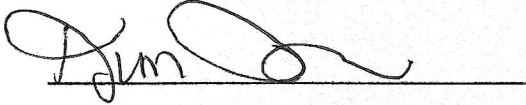
- The next Board of Directors meeting and Election will be held on December 8, 2025 at 7:00 pm

The Board adjourned Homeowners session at 8:00 pm

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A handwritten signature in black ink, appearing to read "William Terry", written over a horizontal line.

KWCIA Board President – William Terry

A handwritten signature in black ink, appearing to read "Kim Dunn", written over a horizontal line.

KWCIA Board Treasurer – Kim Dunn