

KWCIA MEETING MINUTES
Board of Directors Meeting Monday, December 8, 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

Open Position, Secretary

Open Position, Sargent at Arms

Others present are as follows: Pam Terry (Assisting with taking meeting minute notes)

Not present :

CPA, Kristin Tafoya

Charlie Humphreys – Vice President

EXECUTIVE SESSION SUMMARY

The Board held an executive session December 8 at 6:30pm. During the meeting, the following actions and discussions took place:

- Revisited – Discussion for 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.
- Revisited - 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.
- Discussed requesting a bid to have a light put at the end of the Pool Parking lot to stop dumping and fence graffiti.

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

- Homeowners voted to keep current Board and we the Board could not find any volunteers to fill the 2 open positions.
- Board voted in favor of CPA Kristin Tafoya to continue working to send certified collection letters to delinquent homeowner accounts with some accounts being sent to the KWCIA HOA Attorney for collections.

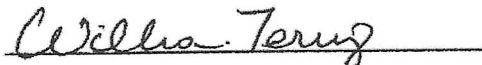
5. OPEN FORUM

- 8 Homeowners Present
- All the homeowners in attendance voiced their pleasure with the work that the Board has been doing and how transparent and well the KWCIA HOA money is being used and not wasted.
- Discussed concerns:
 - Per the October 13, 2025 meeting some homeowners voice concerns of not have a "Meeting Sign" at the entrance of Chelsey so the Board ordered another sign and the new KWCIA Board Meeting Sign was placed at the entrance of Chelsey and the homeowners were pleased to see it.
- Q&A about the Financial Report
- Copy of report was available for attending homeowners
- **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 January 12, 2026 at 7:00 pm

The Board adjourned Homeowners session at 8:05 pm


KWCIA Board President – William Terry


KWCIA Board Treasurer – Kim Dunn