



Kingswood Estates

Annual Homeowners Association meeting minutes 8-30-23

Introduction

The annual meeting of the Kingswood Estates Board and Community members was held at 48647 Kings Drive on Wednesday, August 30, 2023.

Welcome to new Board member secretary - Lisa Rotunda

Reports

Financial Report: Jennifer Sorgani (treasurer)

- ❖ 2023 budget expenses and dues structure (see Treasurer's Report document for details)

Lake: Ken McKendricks

- ❖ Lake budget status, maintenance, and safety
- ❖ Possible need to add further water testing to ensure safety of lake users

Communications: Erin Younan

- ❖ Kingwood Estates social media presence and web page
- ❖ Possible community social event

Contracts: Glenn Sloan

Snow Removal/Salting

- ❖ 2022/2023 annual contract \$3800 (fixed rate)
- ❖ Front end salting \$85 per application
- ❖ Contractor lives in the sub, thus we always get early plowing after a snowfall

Front Entrance Maintenance

- ❖ Combined services several years ago, significant cost reduction
- ❖ Signed a 3-year fixed rate contract, there has been a significant landscape cost increase, so this saved a lot of money
- ❖ New contract in 2024 at an expected cost increase: Total annual cost in 2023 approximately \$4500, plus every other year mulch application \$1275, and miscellaneous contracts as required (ie sprinkler maintenance)

Management Company to Handle Covenant Violations

- ❖ The Board has voted and agreed to outsource enforcement of covenant violations to a Management Company (currently Michigan Condominium Management company) to avoid conflicts between board members and neighbors

- ❖ Voted and passed by residents to hire a management company
- ❖ Quotes from various management companies ongoing with a targeted implementation of January 1, 2024

Maintenance: Jerry Iezzi

- ❖ Neighborhood lighting project progress - lampposts have been fixed and repairs are ongoing
- ❖ Extremely high cost of total light replacements (\$3,000 per light), and the decision to handle the maintenance of the lights himself instead of paying an outside company

New business

Glenn Sloan discussed open Board President position. Interested people should see Glenn to discuss

Questions and Concerns

- ❖ Sheds
- ❖ Fences
- ❖ Boats and campers
- ❖ Moss in concrete on sidewalks

Secretary: Lisa Rotunda