
Kimberly Woods HOA Board Meeting

Thursday, 12.12.2024

Attendees

Tabitha Fitzgerald, President

Devin Rajah, Vice President

Kim O'Drain, Treasurer

Lisa Hanson, Secretary

Agenda

Treasurer Report (no change from last month)

1. 83% Units are paid in full
2. 2% are on a payment plan

Reserve Study Status

1. Tabitha to send out possible dates for a Reserve Study Meeting
 2. During this meeting we will prioritize all the projects needed for the community.
 3. Only ways to pay for the improvements is either raise dues or get a loan (which would result in dues being raised to pay off the loan)
 4. Possible Grants were discussed. Unfortunately, they are very complicated.
 - a. Idea to announce at the next Community Meeting, asking for a volunteer to investigate Grants.
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HOA Software

1. Tabitha to find first demo recording from "HOA Start". The first demo had more functionality.
2. There was discussion about giving residence access to anything outside of account.
3. Ideally, we want this up and running for the next dues submission. Notices usually go out around January 31. We can push this back a bit.
4. None of the software that was looked at, so far, doesn't give the ability to upload legacy data. Tabitha to check.

Update of Rules and Regulations

1. Lisa doesn't have an update

Architectural Committee

1. Tabitha has developed an outline to work with Devin on.

Landscaping around the circle

1. Grazanio to give a bid for getting rid of the 2 trees and putting in one retainer wall. He estimated it would still be around \$20K. And would need to see if county needs to be involved, since the trees are so close to Kimwood Road. Cole to send an estimate to the board yahoo email box.
2. Lisa to find more estimates

Snow Removal Bids

1. Contract given to Bay Ridge
 - a. We decided that they would start plowing at 2 inches
 - b. Tabitha to distribute snow sticks for curbs (so the snow plows can see the curbs)

Sewer and Storm Management project(s)

1. Lisa doesn't have a status

Summerwood Potholes

1. Devin talked with her contact. And they said that it's better to get someone to come out than for us to patch. Patching is not only a band aid. But there is a process involved to get the patch to "stick"

2. Devin is going to get an estimate

Food Drive

1. By the time these minutes were organized, the flyer was put together and posted on Facebook. Boxes dropped off at each Board members home, with signs to attach to the box.
2. The drive ends on Thursday, December 19. Tabitha, Devin, and/or Lisa will be dropping the donations at the Food Bank on Friday, December 20.

Holiday Lights Decorating Contest


1. The Facebook voting was hard to administer, at Halloween. Anna is investigating options to do online.
2. Devin has all 3 prizes
 - a. Most creative and imaginative
 - b. Most Traditional

New Items

1. None

Action Items

1. Tabitha
 - a. Email suggested dates/times for separate Reserve Study Meeting
 - b. Get together with Devin to go over outline for Architectural Committee
 - c. Snow Sticks
2. Lisa
 - a. More landscape estimates for around the circle
 - b. Review Documents from Joe Ports (Stream Restoration)
 - c. Update Rules & Regulations
3. Devin
 - a. Gather estimates for Summerwood potholes
 - b. Get with Tabitha regarding Architectural Committee
4. Anna
 - a. Fliers for
 - i. Food Drive

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- ii. Holiday Decorating Contest
 - 5. Kim
 - a. Keep on getting those dues collected!!!

NEXT BOARD MEETING JANUARY 16