HOA Kings Row HOA

BOD Executive Session Meeting Minutes

Sunday, January 12, 2025

Time 2:00p.m.

Missouri Heights Schoolhouse

1. The meeting was called to order at 2:03 p.m.
2. In Attendance were:
   1. Bob Batson
   2. Scott Thompson
   3. Julie Mikus
   4. Val Oken
   5. Jo Ashton
   6. Theresa Priebe: Via audio conference:
3. Discussion on Managing the HOA
   1. Julie Mikus resigned from the BOD effective January 15, 2025.
   2. Julie proposed assuming the role of Association Manager, providing services including:
      1. Management of the HOA potable water system and irrigation system
      2. Covenant enforcement
      3. Monthly activity reports to the BOD
   3. **Budget Allocation**: By increasing the quarterly dues for 2018 a $9,600 annual budget for management services, was approved by homeowners at the 2017 Annual Meeting, and noted as allocated for these services.
4. Discussion on Bookkeeping
   1. The bookkeeper for the HOA has resigned effective January 1, 2025. Julie Mikus, as president has filled the gap paying bills as needed. Julie’s second proposal included that she assumes the bookkeeping duties for the HOA. Julie proposed taking on the bookkeeping role, citing her experience and ongoing involvement in dues collection and bill payments.
   2. **Compensation**: Julie proposed billing $500 per month, or $6,000 annually, for bookkeeping services.
5. The BOD voted unanimously to accept Julie’s proposal for a one year contract to be reviewed at the Annual meeting in November. The monthly allocation is $1,300.00
6. Val Oken volunteered to serve as the HOA President until the 2025 Annual meeting. The Board unanimously approved her appointment.
7. The BOD directors will have the HOA legal team review the contract prior to signing.
8. The meeting adjourned at 3:34 p.m.