Kings Row HOA BOD Executive Session Meeting Minutes

Thursday, Sept 5th, 2024

Starting at 6:03 pm

Missouri Heights Schoolhouse

1. Open Meeting at 6:03pm by Julie Mikus

2. In attendance: Julie Mikus, Theresa Priebe, Valerie Oken, Scott Thompson, and Jo Ashton

3. Approve meeting minutes from April 30, 2024 - approved by all present

4. Pumphouse/Wells repairs and maintenance:

Starting in the fall of 2023 intermittently the pumphouse was sending messages that all the wells had issues but at different times. Our telemetry technician came out and made several repairs but the system still didn’t run correctly so he spent many hours diagnosing the issues. Finally completed by Feb 2024.

In June well #3 stopped working, the technician came out and two things were wrong. The pump/motor was replaced but it still didn’t work correctly. After more diagnostics it was discovered that the electrical line had to be replaced. Excavation was necessary and the electrical line was put in conduit to protect it once it was buried. An electrician was hired to get the well back on line and working correctly.

The driveway for the pumphouse was worked on and slightly enlarged with roadbase and is looking much better. It had to have a few repairs after the excavation team’s vehicles did a little damage.

In 2023 it was decided that two fire hydrants needed to be extended(lifted up) to be at road level for proper working ability. Speaking with Scott Thompson, who is the fire chief, it was decided to order replacement parts instead of replacing the hydrants. The parts came in the early months of 2024. When the exaction team came to repair the hydrants, one was repaired and one was replaced because of leaking, along with the valve that was cracked. The excavation team noticed water in two of the isolation valves when they turned off the water to Prince Dr., while replacing the fire hydrant. We may have a possible small leak in the potable water system. A water “Locator” was hired to inspect for leaking and once the results come in we will make a decision on how to move forward.

5. Review Short Term Rentals (STR) Results from committee

13 'votes' for STR description of 30 days or less – a draft was created to be submitted to the lawyer

BOD approved the draft and it will be sent to the lawyer

Once it is received back from the lawyer the BOD will reapprove it

It will then be distributed to each homeowner via mail

Once the ballots are returned, the BOD will count ballots

Intend to distribute the ballot the beginning of October

6. Update to the Collection Policy Resolution 2023 – annual interest changed from 9% to 8%

Approved, all in favor.

7. Keep Missouri Heights Rural Donation amount

$4000 was requested from the KMOHR via email - discussion on contributing the amount requested

Decided by all present that the BOD couldn’t make that large of donation on behalf of the membership

Decided to create an email for HOA Members to donate individually to KMOHR if they chose to do so

8. Annual meeting date and information

November 17, 3 pm at the schoolhouse

Other business

Scott will speak at annual meeting regarding wildfire prevention

Close of Meeting

Meeting adjourned at 7:35pm