

KINGS FOREST COMMUNITY ASSOCIATION, INC.

February 20 , 2023 MEETING MINUTES

I. CALL TO ORDER AND ESTABLISH QUORUM

- A meeting of the Board of Directors of Kings Forest Community Association, Inc. was held at the Community Room, 2615 Woods Estates Drive.
- A quorum was present, and the meeting was called to order at 7:03 pm by Bill Koerner, President.

Board of Directors Present:

Bill Koerner, President
Bob Rehak, Vice President
Cyndy Brown, Secretary
Theunis Myburg, Treasurer
Jonathan Millican, Director

Attending Members of Management Present:

Courtney Maughan, Community Manager
LaLauni Lavergne – Sauls, Community Manager

Committee Member Present:

David Buress, ACC Committee
Pat Greer, ACC Committee
Kate Henderson, ACC Committee

Community Member Present:

Casey Cook
Griff Bettis
Corey Balboa

II. HOMEOWNER FORUM (3 Minutes per speaker)

- There were no owner comments in the opening owner forum.

III. APPROVAL OF PREVIOUS MEETING MINUTES

- The board reviewed the minutes of the January 23, 2023 meeting. The minutes were approved as presented.

IV. REGULAR REPORTS AND UPDATES

- **Financial Reports** - The January Balance Sheet, and Income Statement were reviewed in draft form. Courtney Maughan explained that PMG was working on getting the December financials corrected so January had not finalized yet.
- **ACC**
 - The Board was presented with a report showing that one application was reviewed and approved.
- **Maintenance**
 - Bill Koerner reported that the new signs for the pool were finished and will be installing them soon.
 - Jonathan Millican is working on cleaning out the storage area behind the clubhouse to provide space for Texas Pride to store their equipment onsite.
- **Settlement / New Owner Report**
 - The Board was presented with the Settlement Report from January 1, 2023 to February 17, 2023 showing no home sales yet for the year.
- **KSA NEWS**
 - Bob Rehak gave a brief update regarding KSA and its efforts to acquire land for a dog park near Deer Ridge Park, and the 494 project which is almost complete.
- **Board Decisions Made Between Meetings**
 - There were no decisions made between meetings.
- **Social Committee Update**
 - The Social committee did not attend the February meeting, but Bill Koerner did announce that they were planning a spring gardening event.

V. ANNUAL CALENDAR

- The Annual calendar was reviewed. Items due in March, and April were reviewed.

VI. OLD/ NEW BUSINESS – A discussion was had surrounding the following topics:

- The Board was presented with draft communication regarding the Annual Meeting in March. Bill Koerner proposed a date change due to a conflict on his end for 3/27. The Board agreed to move the date of the meeting to 3/20 instead, and approved the notices as presented.
- Bob Rehak gave an update on the County's response to the San Jacinto River flood mitigation. He implored everyone at the meeting to visit his website reduceflooding.com and submit a letter to their representatives expressing concern over the lack of funding for the necessary projects.
- The Board was presented with a covenant vote update. After some discussion, the Board decided to send notification to owners advising that March 20th would be the last day to vote on the amendments, and that ballots would be accepted at the annual meeting in paper format only.
- The Board was presented with a proposal for fixing the remaining electrical issues in the pool equipment room. Bill Koerner requested a spending limit not to exceed \$5800.00. The Board approved the spending limit and a sole-source award to Modern Master Electric LLC.
- The Board was presented with current bank rates for investments. The Board agreed to have PMG see what the early withdrawal penalty would be to move one of the CDs to a higher yield account.

VII. ADJOURNMENT TO EXECUTIVE SESSION

- The Board adjourned the open Board Meeting and convened the Executive Session at 7:45 pm. The Board discussed enforcement actions, legal matters, and private owner matters.

VIII. CONFIDENTIAL MANAGEMENT REPORTS

- Delinquency Summary Report – The delinquency report was reviewed.
- Architectural Control (Deed Restriction) Violations – the deed restriction report and key property report were reviewed.

IX. ADJOURNMENT

- With no further business to discuss, the Board adjourned the Executive Session at 8:00 P.M.

Cyndy Brown
Board Member
Secretary

4/26/2023
Date