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**THE CROSSING AT KENBERG  
PROPERTY OWNERS' ASSOCIATION**

**BOARD OF DIRECTORS REGULAR MEETING MINUTES  
August 15, 2023**

Mr. Steve Cruz called the scheduled meeting of The Crossing at Kenberg Property Owners' Association (POA) Board of Directors (Board) to order at 7:06 PM in the POA conference room.

**Present:**

Steve Cruz, President  
Judy Hinnant, Secretary  
Michael Hemond, Vice-President  
Rebecca Rosier, Treasurer  
Betsy McFarland, Business Manager

Mary Cooper  
Jack Banowsky  
Catherine Touch

**Absent:** James Venator, Steve Frost

**Guests in Audience:** Neil Ciotola, William Gosdin, James Ruschhaupt

**1. Confirmation of Quorum, Acceptance of Agenda, Approval of Minutes:**

**Quorum:** A quorum was determined present with two (2) Board Members absent.

**Agenda:**

A motion to approve the agenda as presented was made by Mary Cooper, seconded by Jack Banowsky and approved by the Directors present.

**Minutes:**

**Corrections or modifications to Minutes of July 18, 2023:**

A motion to approve the minutes of July 18, 2023, with an addition from Jack Banowsky was made by Judy Hinnant, seconded by Rebecca Rosier and approved by the Directors present.

**2. Reports:**

**A. Financial/Property Management:** (Betsy McFarland) provided the following:

With collections plus the check for repairs the account for the POA stands at \$200,381.93.

Attached is a copy of the profit and loss statement for the month of July.

President Steve Cruz also noted that there will be a Quarterly Review during September.

**B. Property Maintenance Committee:**(Jack Banowsky)

Nothing to report other than the committee is reviewing a list of supplies needed for repairs.

**C. ARA Committee:**(Gerry True) Report copy attached

Eight applications have been approved this last month. One (1) pool application approved also included Rules from Cow Creek GroundWater Conservation District (CCGWCD) rules for filling pools. Several houses will be finished soon and construction is slowing down.

**D. Community Events Committee:** ( Judy Hinnant -reporting)

There is a back to School event to be held at the River Park by the tennis court on Aug 19 at 8:30 AM. Bags of school supplies can be picked up and donuts, water, and juice will be served. There will be music and a bubble machine for everyone's enjoyment.

Other events soon: National Night Out on Oct. 3, 2023 at the Playground Park and a Trunk or Treat event on October 31, at the Playground Park. More information on these events is coming soon.

**E. Welcome Committee:** (Judy Hinnant- reporting)

Visits will begin soon

**F. Playground Equipment Committee:** (Judy Hinnant)

The playground committee met and by October plan to have several balance beams in place, and mile increment markers along the park road/walking path along with 3 benches placed along the road.

**G. Financial Review Committee:** (Neil Ciotola)

Neil reported that at last month's meeting all assets of the POA were listed and at this month's meeting the members will divide up the list and then determine:

(1) Replacement value

(2) Life cycle

of these assets to be completed by the end of September.

**3. Old Business:**

**A. Pavilion Repair Update:**

March 2023 damage: repair starts August 21 to last about 6 weeks.

June damage estimates will be coming in very soon.

**B. RR & C's Amendment:** President Steve Cruz reported that by our next meeting the wording on the ballot will be completed. Also, how this will be presented to the community and by what means we will cast votes. At this time we are looking into several forms/means of electronic voting

**C. Amendment of Cleaning contract Park I and II:**

The language is not yet reconciled, therefore, this item is moved to next month's meeting.

**4. New Business:**

**A. Board Huddle 08/08/2023 update:**

Solidified meeting dates for the remainder of the 23-24 year.

Discussed the process for RR & C voting ballot, and events.

**B. Discussion: Repair of Hidden Lake:**

Steve Cruz presented information, in the absence of Steve Frost, for repairing the Hidden Lake. Since the lake is dry at this time it is the opportune time to repair it so when we do get rain it will hold water. After the presentation of how to repair the lake and a brief discussion, Catherine Touch made a motion to spend not over \$2,000.00 to add bentonite and work it into the soil and to do so ASAP, this motion was seconded by Rebecca Rosier and approved by the board members present.

**C. Voting Guidelines:**

The board is working on a procedure to update the voting guidelines, to agree with the newly approved By-laws and state law, and eliminating language associated with the use of proxy voting.

**D. Discussion Park Road:**

President Steve Cruz began with a bit of history about the Park road.

The Park road is owned by the POA. In August 2020 the board voted to close the road to all vehicular traffic Due to cost of upkeep and safety issues encountered with this narrow road. Also, part of the road is on another property owner's land. The board has found no documentation that the POA has the right to use this road. There is 60 ft of Road encroaching on a property owner's land. To legally use this road the POA will need to relocate the Park Road at a cost to the POA. At this time the Park Road is too narrow for two-way traffic and too costly to fix so what are the what ifs? President Steve Cruz proposed to the board of directors that he will be willing to chair a committee along with five people from the neighborhood that are not on the board to discuss and come up with ideas about how we could recoup the cost of doing anything to the road. To also determine how many people want it open and how any of this could happen. If there are not five people available that want to be on this committee then we don't form the committee. A

motion was made to form the Park Road committee by Rebecca Rosier and seconded by Catherine Touch, the motion passed to form a Park Road committee with Steve Cruz and five members from the community, the motion passed.

**5. General Members Questions/Concerns:**

A question asking if the POA's amenities are ADA compliant; since the POA is a private park to be used by members and their guests, it does not have to be ADA compliant.

**6. Announcements: Next monthly meeting**

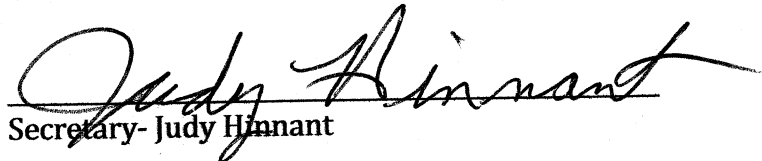
- a. September 19, at the POA conference room at 7 PM.
- b. Financial Reserve Committee meeting, Wednesday August 16 at 7:00 pm, POA conference room.
- c. "Donut" lose your mind...Back to school meet and greet 8:30 am Saturday 19th at the Pavilion.
- d. Cow Creek Groundwater Saturday presentation 10:00 am Saturday 19th at the Pavilion.
- e. Wine Therapy 7:00 pm Saturday 19th Playground Park. Good friends, good conversation.

**7. Adjournment:**

With no more business to come before the Board, a motion to adjourn was made by Mary Cooper seconded by Michael Hemond and approved by the Directors present.

Meeting adjourned at 8:23PM.

Minutes Approved: \_\_\_\_\_ ✓

  
Secretary- Judy Hinnant

Attachment for Corporate Binder:  
Agenda,  
P & L Report  
ARA Report

Filed: 1 Original—Corporate Binder  
1 Copy—Secretary