

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

**BOARD OF DIRECTORS REGULAR MEETING MINUTES  
October 17, 2023**

Mr. Steve Cruz called the scheduled meeting of The Crossing at Kenberg Property Owners' Association (POA) Board of Directors (Board) to order at 7:25 PM at the POA conference room.

**Present:**

Steve Cruz, President	Mary Cooper
Judy Hinnant, Secretary	Jack Banowsky
Rebecca Rosier, Treasurer	Michael Hemond
Catherine Touch	
Betsy McFarland, Business Manager	

**Absent:** James Venator, Steve Frost

**Guests in Audience:** Bill Gosdin; Susan Ermis,

**1. Confirmation of Quorum, Acceptance of Agenda, Approval of Minutes from ~~August~~<sup>Sept</sup> 19~~18~~, 2023:**

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

**Agenda:**

A motion to approve the agenda with the addition of (Announcements: (b. Kendalia Fundraiser) and changing (Reports: F. Financial Review Committee to Financial Reserves Committee) was made by Michael Hemond seconded by Rebecca Rosier and approved by the Directors present.

**Minutes:**

**Corrections or modifications to Minutes of September 19, 2023:** None

A motion to approve the minutes was made by Michael Hemond, seconded by Rebecca Rosier and approved by the Directors present.

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**2. Reports:**

**A. Financial/Property Management:** (Rebecca Rosier/Betsy McFarland) Rebecca reported on actual expenses compared to budgeted monies. (see attached)

Betsy reported: Account receivables from June 1-30 dues received \$52,805.00; September \$8,584.00; Nine (9) property owners paid past due accounts equaling \$2,613.00, and current year payments of \$5,796.00. There were also three property transfers in September.

**B. Property Maintenance Committee Report: Jack Banowsky**

A workday will be announced soon to repair picnic tables.

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

See attached report

**D. Community Events Committee: (Trish Portillo)**

Judy Hinnant reported the following: NNO was well attended with approximately 100 people in attendance. The food, fellowship, activities for the kiddos and music in the park made for an enjoyable evening.

The next event is the Halloween Trunk or Treat at the Playground, on October 31, please plan on decorating your cars, tents, tables, or bring your chair and treat from there.

Volunteers are needed to help with activities for Halloween Trunk or Treat festivities at the Playground Park.

**E. Welcome Committee: (Mary Fox/Christina Huckaba)**

Visits to our new neighbors are in progress.

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

The lines for one pickleball court have been painted and there are plans to paint a second court soon. Due to a donation for such, a new tennis net is being ordered, one park bench is finished and ready to move to park with two more almost finished. Also, two balance beams have been installed.

**G. Financial Reserve Committee: Neil Ciotola**

A PowerPoint presentation to the BOD is planned for the November meeting.

**H. Park Road committee: Steve Cruz**

Next committee meeting is set for October 18.

**3. Old Business:**

**A. Review bids for Pavilion, steps, deck and tennis court fence:**

After a brief discussion, Catherine Touch made a motion to approve the bids received for completion of the pavilion, deck, steps and the tennis court fence.

The motion was seconded by Mary Cooper and approved by the directors present.

**4. New Business:**

- A. Board Huddle 10/10/2023:** Request to present a petition for county commissioner, payment plans, update on National Night Out and donations to the two volunteer fire departments that serve our area.

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

Property owner Mr. Bill Gosdin requested the board investigate the possibility of putting a shade cover over the swing area at the playground park.

**6. Announcements:**

- a. Next scheduled meeting – November 21, 2023, 7 PM at the River Pavilion/POA conference room.
- b. Kendalia Volunteer Fire Department Fundraiser: The 39th Annual Mexican Food Dinner and raffle to benefit the Kendalia Volunteer Fire Department will be held on November 4 at the Fire Station. Raffle tickets are \$5.00 each and \$10.00 a plate.

**7. Recess to Executive Session at 8:14 PM**

Motion made by Michael Hemond to recess to Executive session, seconded by Rebecca Rosier and approved by directors present.

**8. Reconvene/synopsis/Adjournment:**

**Synopsis of Executive Session:**

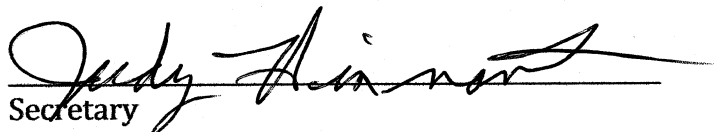
One payment plan for past due assessments for 2022-23 was approved.

Two requests for payment plans lacked the necessary paperwork to be approved at this time.

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

**Meeting adjourned at 8:41 PM.**

Minutes Approved: \_\_\_\_\_ ✓

  
Secretary

Attachment for Corporate Binder:  
Agenda

Filed: 1 Original—Corporate Binder

**ARA report**  
**Financial reports**  
**Dollars and Sense worksheet**

**1 Copy—Secretary**