

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

**BOARD OF DIRECTORS REGULAR MEETING MINUTES
September 19, 2023**

Mr. Steve Cruz called the scheduled meeting of The Crossing at Kenberg Property Owners' Association (POA) Board of Directors (Board) to order at 7:05 PM at the POA conference room.

Present:

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

Absent: Michael Hemond, James Venator, Steve Frost

Guests in Audience: Bill Gosdin; James Ruschhaupt, Neil Ciotola

1. Confirmation of Quorum, Acceptance of Agenda, Approval of Minutes from August 15, 2023:

Quorum: A quorum was determined present with one (3) Board Members absent. .

Agenda:

A motion to approve the agenda as presented was made by Becky Rosier, seconded by Jack Baowsky and approved by the Directors present.

Minutes:

Corrections or modifications to Minutes of August 15, 2023: None

A motion to approve the minutes was made by Jack Banowsky, seconded by Becky Rosier and approved by the Directors present.

2. Reports:

A. Financial/Property Management: (Becky Rosier/Betsy McFarland) Becky Rosier reported there is \$213,500 minus \$32,000 from the insurance settlement to be paid out for repairs leaving \$181,176 in the account.

Betsy reported that \$2,814.00 in past dues were collected this month with \$10,767.40 remaining to be collected from pre 2022 past due accounts.

B. Property Maintenance Committee Report: Jack Banowsky

Nothing to report this month

C. ARA Committee Report: (Gerry True)

See attached report

D. Community Events Committee: (Trish Portillo)

Judy Hinnant reported the following: The tailgate portion set for last Saturday was postponed due to possible rain. The next event is National Night Out on October 3, with 3 food tents. (street tacos, Italian sausage and pepper subs, and hotdogs)

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

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

Bersy reported that the welcome group has the bags and are in the process of visiting our new neighbors.

F. Playground Equipment Committee: (Judy Hinnant)

Request to be presented during New Business.

G. Financial Reserve Committee: Neil Ciotola

This committee has met six times and worked on a calculation worksheet which lists all POA assets and supporting documentation for the dollar amounts of each.

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

H. Park Road committee: Steve Cruz

This committee met on September 13 with discussion of the history of the park road its challenges and brainstorming solutions. The next meeting will be October 18 with the topic of discussion "what is the most cost effective approach to deal with the road encroachment on private property?".

3. Old Business:

A. Pavilion Repair update March 2023 damage & June damage:

Update: additional work is needed on rafters (damage exposed when roof was removed).

After discussion, a motion was made by Mary Cooper to table approving the supplemental bid until the Board meets with the contractor for more information.

The motion was seconded by Catherine Touch and approved by board members present.

B. RR &C's Amendment:

The language required for the use of electronic voting and research into which voting site to use is ongoing.

C. Cleaning contract Park I and II:

The contract is ready to be presented to Terry Skubal and signed.

4. New Business:

A. Board Huddle 09/12/2023: topics discussed- financials, review of minutes, Hidden Lake progress, Cleaning bid to be signed, and RR & C language to be used for electronic voting.

B. Insurance Cancellation Notification:

The Board has received notice that as of November 3, 2023, the liability Insurance policy will be canceled. The reason being, we are a self managed POA and most insurance companies will not insure us.

C. Deck Repair:

Two bids were received for the deck and step replacement: one for \$43,000 and the second for \$25,000. The check from the insurance company for deck repairs is approximately \$23,500. After discussion a motion was made by Rebecca Rosier to go with FIDUS (bid # 2) and to use the least amount of POA funds as possible, motion seconded by Catherine Touch and passed by board members present.

D. Park equipment/supplies:

Judy Hinnant presented a cost list for approval to purchase supplies to build two (2) balance beams, lumber to build four (4) park benches (we received a donation of the end pieces and the backs), and 2 portable pickleball nets. After a brief discussion, a motion was made by Catherine Touch to approve the supplies presented not to exceed \$700.00, seconded by Rebecca Rosier and approved by the board members present.

5. General Members Questions/Concerns:

Property owner Mr. Bill Gosdin asked the board to consider and think about what the members want regarding the approval of extra monies in repairing/renovating the pavilion and deck.

6. Announcements: Next scheduled meeting –October 17, 2023, 7 PM at the River Park Pavilion/POA conference room.

7. Recess to Executive Session

Motion made by Rebecca Rosier to adjourn to Executive session, seconded by Catherine Touch and approved by the board members present.

8. Executive Session convened at 8:51

9. Reconvene/synopsis/Adjournment:

Open General session reconvened at 9:23 PM

Synopsis of Executive Session:

Three payment plans for past due assessments for 2022-23 were approved.

Board approved contacting the attorney for a question concerning convenience fees.

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

Meeting adjourned at 9:24 PM.

Minutes Approved: _____

Secretary

Attachment for Corporate Binder:
Agenda
ARA report
Financial report

Filed: 1 Original—Corporate Binder

1 Copy—Secretary