

ANNUAL MEETING

KIPLING KLUB TOWNHOUSES ASSOCIATION MEETING MINUTES

Thursday, December 15, 2022

THE BUDGET WAS RATIFIED AT 6:00 p.m.

THE MEETING WAS CALLED TO ORDER AT 6:15 p.m.

BOARD MEMBERS IN ATTENDANCE: Libby Prueher, Erin Michael, Donna Egan, and Jay Long, and

BOARD MEMBERS ABSENT: Tawn Russell

PROPERTY MANAGEMENT REPRESENTATIVE: James Robson, Realty One Property Management, Inc.

APPROVAL OF MINUTES: Minutes from the Annual Meeting of December 15, 2021 were presented. A motion to accept the minutes as amended was made by Libby Prueher, seconded by Donna Egan, motion passed unanimously.

QUORUM: Was met with homeowner attendance and proxies.

PRESIDENT'S/MANAGER'S REPORT Fiscal Ending 2021 and YTD 2022

It's hard to adjust everything to rising costs. We have tried to keep dues low, but are now forced to increase them just to cover costs. I wish to again say "a sincere thank you for all the homeowners that help keep the property nice!"

James Robson presented the annual financials and transaction details. A motion to accept the Financials as presented was made by Libby Prueher, seconded by Donna Egan, motion passed unanimously.

NEW BUSINESS:

A. HOMEOWNERS FORUM

Homeowner's brought up concerns on soffit areas, need more buckets of ice melt, gutter issues, pool area and usage of the tennis/basketball courts.

B. ELECTIONS

No Elections were held. The same board is in place.

THE MEETING WAS ADJOURNED AT 8:25 pm.

Respectfully submitted, Libby Prueher