

KIPLING KLUB TOWNHOUSES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 29, 2023

MEMBERS PRESENT: Libby Prueher, and Tawn Russell

MEMBERS ABSENT: By Proxy: Donna Egan, Erin Michael, and Jay Long

ALSO PRESENT: Jim Robson, Property Manager, Realty One Property Management, Inc.

I. It was determined there was a quorum of Directors present to conduct business. The meeting was called to order at 6:34 P.M.

II. Approval of Minutes:

“RESOLVED to approve the meeting minutes for March 30, 2023 as written. (Motion made by Libby Prueher, seconded by Tawn Russell . Motion passed unanimously, (3 by proxy))

III. Action Taken:

Homeowner’s Forum – Item’s discussed: Members present thanked the Board and Management Company for all their hard work. The need for a balanced budget was discussed in depth and future costs for insurance and maintenance. Other items discussed were soffits, brick fascia, update bulletin boards at Kiosks, dumpster doors need repairing again, wasps, possibly turning the basketball/tennis court into a community garden, newsletter reminding members of no trash, cigarette butts, picking up after pets, new board meeting schedule. Our roof and hail deductible is now 10% so the Loss Assessment should be adjusted on your HO6 insurance policy. There is a letter on the website with the explanation.

“RESOLVED to approve the financials as submitted for YTD August 31, 2023. (Motion made by Libby Prueher, seconded by Tawn Russell . Motion passed unanimously, (3 by proxy))

“RESOLVED to approve the New Budget for 2024 to cover the increase in Insurance costs and have a balanced budget. (Motion made by Libby Prueher, seconded by Tawn Russell . Motion passed unanimously, (3 by proxy))

IV. Adjournment:

There being no further business to come before the Board and membership, this meeting was adjourned at 8:05 p.m.

The next meeting will be the Annual Meeting held on October 24, 2023 at 6:15 p.m. at the church as stated in the Annual Packet.

Minutes Approved by Board:

Signed: _____

Print Name: _____

Position Held: _____

Date: _____