

# ANNUAL MEETING

## KIPLING KLUB TOWNHOUSES ASSOCIATION MEETING MINUTES

Thursday, October 24, 2023

**THE BUDGET WAS RATIFIED AT 6:15 p.m.**

**THE MEETING WAS CALLED TO ORDER AT 6:30 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, 2022 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 2022 and YTD 2023**

The Board and management company have tried to keep dues low, but are now forced to increase cover the very large increase to our insurance required to cover the HOA.

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