

Kestrel Point Neighborhood Association, Inc.
Board Budget Meeting
November 15, 2022 @ 4:00 PM
Minutes

Board Members Present: Nancy Darr (President), Holly Farish-Hunt (Vice President), Steven Dopp (Secretary), Lynda Bucciarelli (Treasurer), and Lisa Shelton (Director)

Absent: None

Guardian Association Management: Samantha Jackson, LCAM

Residents in attendance signed in representing 8 Units.

Call to Order: The meeting was called to order at 4:07 pm by Nancy Darr. Quorum was established with all 5 board members present.

Consideration of Minutes: With a MOTION by Lynda and a 2nd by Nancy, the minutes of July 5, 2022, Board Meeting were approved. MOTION carried.

Old Business:

A. Project lists:

1. Colony: The sign at the entrance needs to be repainted per the Master Association requirements. Discussion was held by the Board to consider painting companies and to try to keep the cost under \$700. Lisa stated she knows an excellent painter we can get an estimate from as well. The pavers have not yet been installed; CAM was asked to get update from Environmental Engineer, Stuart Cullen.
2. Grove: The sidewalk repair has been completed.
3. Gardens: The entrance sign in the Gardens can be removed as permission to do so was provided by the Master Association. The south drain needs to be cleaned out; CAM was asked to obtain costs.

Other:

Landscape Renovations: West Farms provided a cost of \$2,860 for The Gardens to include cleaning up the beds, removing dead azaleas, trimming and removal of leaves and applying herbicides. Similar scope for the Colony (north end only) at cost of \$1,880.00 and The Grove \$1,200.00. Nancy will contact John at West Farms to obtain a start date.

New Business:

2023 Budget: With a MOTION by Steve and a 2nd by Holly, the 2023 Budget was adopted as proposed.

Revit: The revitalization for the governing documents is due in 2024. 80% of the members must vote in favor for the Declaration of Covenants to remain in place and be enforceable. As the time approaches, the Board will work with the CAM in getting the required votes needed.

Adjournment

There being no further business, the meeting adjourned at 5:05 pm.

