

Kettle Creek Homeowners Association, INC.
Annual General Membership Meeting Minutes
November 10, 2015

Tenth Annual General Membership meeting of Kettle Creek Homeowners Association (KCHOA) was held in the Ent Conference Room of Library 21C on November 10, 2015 at 6:30 PM. About 25 persons attended representing 20 homeowners.

Mr. Burns of Z&R Property Management conducted certification of proxies. A quorum was present.

Mrs. Anderson, President, opened the meeting at 6:30 PM and entertained a motion to approve the 2014 annual minutes. A motion to accept was made by Mrs. Angela Jones, seconded by Mr. Yankee and carried unanimously.

Mrs. Anderson, President, gave the 2015 President's Report outlining challenges and accomplishments.

- Mrs. Anderson thanked the current Board of Directors and our Z&R Property Manager for their service during the past year.
- Mrs. Anderson noted that our monuments were repaired in an upgraded manner that seems to have precluded further vandalism.

Mr. Joyal, Treasurer, gave the 2015 Treasurer's report on expenditures and a proposed 2016 budget.

- Common area landscaping received extensive re-mulching and funds allowed for seven new trees.
- Cost to repair and upgrade the monuments was taken from our reserve funds.
- Current cash on hand for the balance of 2015 is \$12,000.
- We should be able to move \$3200.00 to reserves at the end of 2015
- As planned, we are very close to our budget projections for 2015.
- There will be no increase in dues for 2016.
- Z&R management fees will increase for the first time in 10 years, by 50-cents per month per home. Motion to approve the 2016 Budget was made by Mr. Cather, seconded by Mrs. Thompson, and carried unanimously.

Election of Officers

- Nominations: Two BOD members saw their 3-year terms expire in 2015 (Mr. Joyal and Mrs. Jones). Mr. Joyal and Mrs. Jones were put in nomination for election. No nominations were made from the floor; the election was unopposed with Mr. Joyal and Mrs. Jones re-joining the BOD. Roles for 2016 are: Mrs. Anderson as President (2016); Mrs. Jones as Vice President (2018); Mr. Joyal as Treasurer (2018); Mr. Cather as Secretary (2017); and Mrs. Thompson as Director At Large (2017).

Special Presentation

- Mr. Christian Lieber, Park Development Manager for the city, explained the city's master planning process for the Scott Hall Field of Dreams sports complex being proposed for land adjacent to the Kettle Creek and Bison Ridge areas. Public meetings are planned for 12 Nov 2015, 20 Jan 2016, and 17 Feb 2016 with recommendations presented to the city's Parks Advisory Board on 10 March 2016. The KCHOA is currently opposed to the sports complex due to insufficient road capacity.

Adjournment.

- Motion to adjourn came at 7:10 PM by Mr. Michael Lynn, seconded by Mrs. Angela Jones, and carried unanimously.

Mike Cather, HOA Secretary
Darren Burns, Property Manager