

**Kings Forest Community Association**  
**Meeting held on Monday, February 11, 2008**

President Howard Pitman brought the meeting to order at 7:35 PM.

Present at the meeting were Howard Pitman, Bob Braun, Mary Ann Burckhardt, Richard Badoian, Tricia Morley, Joe Burckhardt, Bob Rehak, Christi Peterson and Kevin Morley. (Please see list of other attendees.)

**COMMENTS FROM THE PUBLIC:** A question was asked about putting out the signs to remind the community about the meetings. Howard said that since we just started doing this we all forget. He said we will try to remember to put them out next month.

The minutes for the January meeting were read and approved with a motion from Richard Badoian and Bob Braun.

**TREASURER'S REPORT:** Bob Braun gave the delinquent report. (see attached sheet) We have collected 88% of the assessments as of today. The first notice will be sent out to all of those who have not paid.

(See attached balance sheet.) See highlighted items. The Chase Money Market account is up due to payments of the assessments. There was a charge from the bank for \$22 for the additional deposits. Bob talked with the bank and they will give us credit for this amount.

**PUBLIC SAFETY:** Richard Badoian gave his report. In November there was one sexual assault on Kings Forest Drive. In December there was no meeting.

Richard was asked to look into replacing the fence with concrete. He checked around and is waiting for a few bids to come in. He did say that it would cost \$44 per linear foot. He hopes to have the bids in by the next meeting.

Mr. Barksdale mentioned that there is a house on Kings Forest Drive that is for lease and there are kids going in there on Saturday nights. Richard said he will ask the police to patrol the area.

**ACTIVITIES:** Mary Ann Burckhardt said the meeting is set for March 25<sup>th</sup> at the Forest Cove Community Room. She asked that everyone who plans to attend to please call her so there is enough food.

**MAINTENANCE:** Bob Rehak gave a report that if we want the ditches cleaned out we should make a list of all of the properties that need to have the ditches cleaned out and send it in at one time.

Bob and Tricia Morley gave a report showing the proposals for the entrances. (see attached) We can go with soft scape or hard scape. They recommended that we show the options to the homeowners in March and see which option the residents would like and then pursue this further. It was discussed as to how we can raise the money to do all of the entrances at one time. It was suggested that we have a one time increase in assessment to cover the cost for the entrances and then go back to our original assessment the next year. It was suggested that we borrow from our reserved funds to do it all at one time and then we can replace this with the increase in assessments.

Howard said he would talk with the attorney to see if this is something that we can do. Tricia and Suzanne will have an "open house" some time in March to show the plans to the community and get some feed back as to what the community would like to see at the entrances.

**DEED RESTRICTIONS:** Kevin Morley sent the copy of the deed restrictions to Howard for him to look over. As soon as Howard does he will get back with Kevin. There are still four houses that have not corrected their problems.

**POOL:** Christi Peterson gave her report. (see attached) There is some standing water along the walkway that needs to be looked into. She stated there is a breaker that continues to trip and this should be repaired. It will cost less than \$100.

**KSA:** Howard Pitman stated they elected officers. They are all the same.

Bob Rehak gave a report for the parks stating that vandalism is up at the parks. If anyone is out and sees something wrong to please call him. The East End Park had trails added and resurfaced the existing trails. The landscape at the entrance at Kingwood Drive may be pushed back to either June or July.

**Wood Note COMMITTEE:** Tricia Morley said they will get this out before the annual meeting in March.

**REVITALIZATION COMMITTEE:** See maintenance report.

**OLD BUSINESS:** The pool survey as of 4PM today had 139 returned. (see attached) This will be discussed at the annual meeting.

Bob Braun stated that there is a section of fence on Kingwood Drive that we do not own. The owner would like to have the association own this fence so we have continuity along Kingwood Drive. Bob made a motion that we send Armando Waterland papers to have him sign the fence over to the community association to maintain continuity of the fence. Richard Badoian seconded the motion. No discussion. Unanimous decision.

Bob Braun asked about the lawns at 2103 and 2403 Woods Estates Drive. The houses are vacant and we are paying to have the lawns maintained. Bob Rehak will call the lawn service and tell them to come out only twice a month.

**NEW BUSINESS:** Someone looked at the vines on the vacant area of Woods Estates and Kingwood Drive to see what could be done. Bob Rehak will keep in touch and give a report when he finds out what can be done.

There being no further business Bob Braun made the motion that the meeting be adjourned and Richard Badoian seconded the motion.

The meeting was adjourned at 9:45 PM.

Our next meeting will be on March 3, 2008 at 7:30 PM.

Respectfully Submitted:  
Mary Ann Burckhardt, Secretary