



KINGS FOREST
COMMUNITY ASSOCIATION

**Board of Trustees Meeting
Monday, May 5, 2008**

Minutes

CALL TO ORDER

President Howard Pitman called the meeting to order at 7:30 P.M. Other directors in attendance were Richard Badoian, Bob Braun, Lois Vance, and Michael Gilroy.

Contractors in attendance were Christi Peterson with Crystal Pool Services and Ethel McCormick with Kingwood Association Management.

Residents and special guest in attendance were Dick Ireland, President of the Lake Houston Community Association, Don Barksdale, Tricia and Kevin Morley, Carol and Frank Simonton, Ginny Eckley, Bob Rehak, Mary Ann and Joe Burckhardt, David O. Stevens, Janis and Larry Mohr, Kathy Quinn, Harma Biasetti, Erv Baumeyer, Maria Gilroy, Roland Power, Vicki and Dick Stewart, and others who may not have signed the attendance record.

SPECIAL GUEST - Dick Ireland with Lake Houston Community Association

Dick Ireland talked about their pool at The Enclave (behind Lake Houston Parkway intersection, Randalls shopping center), which has been key access (no lifeguards) since its opening in 1993. Ireland related that their experience has been positive, with the few incidents related to workers trying to use the bathroom facilities or residents walking dogs on the lawn surrounding the pool.

In response to a question about insurance, Ireland stated that the community was covered by the KSA umbrella policy. They do not pay additional for key access only.

He described The Enclave as having 165 homes, with approx. 20 families having children in the village. Each household is given a key to the pool when they move into the village. They have not experienced excessive requests for replacements.

The pool is in use from April through December during daylight. LHCA use a pool maintenance service to clean and service the pool. The directors clean the restrooms and empty the trashcans. The pool is not rented out.

The pool service comes 4 times a week in the summer months and 2 times a week in the winter months. Mr. Ireland was thanked for coming to share what has worked for Lake Houston Community Association.

PUBLIC COMMENTS

A resident asked if the minutes were on www.kingsforest.org, and was told that they have been since January 2008, when the board agreed to publicly post them.

Residents asked if the Board of Directors had approved the new exit being cleared at Kingwood High School on Valley Manor. Vikki Stewart, the resident directly across the street from this new exit, produced a document granting a deed setback variance which had been signed by Howard Pitman, KFCA President. Stewart stated that when she questioned the School District as to how this setback had been granted, they gave her a copy of this signed document. Stewart stated that she had never been contacted by the community association board regarding this variance request. Pitman

acknowledged this signature and stated that he was aware of the setback variance and that he had seen the footprint of this parking lot which indicated the new exit onto Valley Manor.

The residents asked if a public meeting could be called since concrete has not yet been poured. It was suggested that the HISD Construction Supervisor be called to stop the installation and possibly modify the plans to curve the driveway so that the residents would not be as affected. Pitman was asked to contact Mark Krueger of HISD.

APPROVAL OF MINUTES

The minutes of April 7, 2008 were presented. Bob Braun made a motion to accept the minutes as presented. Richard Badoian seconded the motion. The motion passed.

TREASURER'S REPORT

Bob Braun reviewed the delinquent accounts. There was discussion of properties being foreclosed and others sold.

The financial was distributed for review. The assessment receivable collection is 96.60% as of April 30, 2008. The total operating expenses are \$374.00 under budget. Expenditures to repair a drainage leak at the pool area and ruts in the median near the Kingwood High School were reviewed.

Residents commented on having the school reimburse KFCA for cost to replant where ruts were repaired. A dead tree was noticed near the construction that will be followed up on.

COMMITTEE REPORTS

A. Activities

Mary Ann Burckhardt had no report.

B. Maintenance

Bob Rehak reported that limbs had been removed at the Woods Estates entrance. The ruts had been repaired on Valley Manor median.

Shawn Smith with Lake Houston Lawn Care had taken a look at the light at Kingsway Court and it could be a tree causing the sensor to stay on. The tree at Shady Run had been reported to Bear Branch Trail and will be removed. Bob noted that the letters on entrance signs had discolored and suggested trying to paint one with a new white paint and see how it looks.

C. Deed Restrictions

Kevin Morley asked if Howard Pitman had reviewed the simple language versions he had developed and submitted several months ago related to the deed restrictions. Howard Pitman responded he had spoken with legal counsel, who thought the simple language version would confuse residents. Pitman added the time to change the deed restrictions would be at time of renewal. Morley said he would speak with legal counsel to clarify their input on the simple language versions.

There were several items of Architectural Approvals during the month: a pool construction and three tree removals.

Letters had been sent to residents in violation. He reported on action taken. His report is attached to the minutes of record.

D. KSA Public Safety

Richard Badoian reported that he had attended the March meeting and the April Public safety meeting is next week. Kings Forest had one incident in the report. HPD is encouraging people to lock their cars and homes. Most of the incidents reported were found to be that people have left their cars and homes unlocked.

Separately, it was confirmed that the Elm Grove incident actually happened and is under investigation.

E. Revitalization Committee

Tricia Morley presented the results of the pool survey conducted in April asking residents whether the community should participate in the pool tag policy and clarifying preferences for moving to key access

or reduced hours. 100 Kings Forest households responded, including 2 that were brought to the board meeting. Residents voted against adopting the pool tag policy, and for key access over reduced hours. Results were captured in a Powerpoint presentation that was distributed, and is attached to the minutes of record.

75% voted NO to the pool tag policy
51.5% voted YES to key access
42.5% voted YES to reduced hours
62% indicated they had not used the pool at all in 2007
82% did not use another village pool
72% have no children living in their homes
59% did not have their own pool

F. Swimming Pool

Christi Peterson with Crystal Pool Service reviewed her monthly report. The pool will open May 24th. She spoke of the need for the pool party guidelines to be reviewed. Her report is attached to the minutes of record.

G. KSA Parks

Bob Rehak reported that the Parks Committee is working with the City of Houston to gain access to East End Park from Lake Houston Park across the New Caney Creek. There is a threat of a developer wanting to extend Community Drive through the Lake Houston Park and remarks made of when Kingwood Drive would be extended through East End Park and across Lake Houston.

OLD BUSINESS

A. Swimming Pool

Lois Vance moved that Kings Forest opt out of pool tag agreement with all the other villages participating that have pool facilities in Kingwood. Michael Gilroy seconded the motion. The motion passed.

Hours of operation of the pool were discussed. Key access was addressed. There was a question of using a key system or reduced hours and key system.

Lois Vance made a motion to go to key access during the week and use lifeguards on Saturday and Sunday from 11:00 to 8:00. There was a second on this motion by Mike Gilroy. A discussion followed with questions regarding a secured key system. Resident David Stevens stated that there is a high liability for associations without lifeguards. A vote of the board was taken and was approved by a 3 to 1 decision in favor of the motion.

It was discussed to look into a secure key system but go with the key for now.

NEW BUSINESS

A. Election of Officers

Howard Pitman asked for nominations for President.

Richard Badoian made a motion that Howard Pitman be nominated for President. Bob Braun seconded the motion. The motion passed.

Howard Pitman asked for nominations for Vice President.
Bob Braun made a motion that Richard Badoian be nominated for Vice President.
Howard Pitman seconded the motion. The motion passed.

Howard Pitman asked for nominations for Treasurer.
Richard Badoian made a motion that Bob Braun be nominated for Treasurer. Howard Pitman seconded the motion. The motion passed.

Howard Pitman asked for nominations for Secretary.
Michael Gilroy made a motion that Lois Vance be nominated for Secretary.
Bob Braun seconded the motion. The motion passed.

Committee Chairpersons

Howard asked for nominations for position of maintenance chairperson. Lois Vance made a motion that Michael Gilroy be nominated as chairman of maintenance. Bob Braun made a motion that Bob Rehak be nominated as maintenance chairman. Vote was taken, one for Michael Gilroy and two for Bob Rehak. Bob Rehak is the maintenance chairman.

Howard Pitman asked if Mary Ann Burckhardt would do the honor of being the activities chairperson. She accepted.

The position of deed restriction chairperson was opened. Bob Braun nominated Kevin Morley. Lois Vance seconded the motion. Kevin Morley accepted the position of deed restriction chairperson.

KSA Public Safety representative was opened. Bob Braun nominated Richard Badoian. Lois Vance nominated Michael Gilroy; the vote was 2 for each. Howard Pitman broke the tie voting for Richard Badoian. Richard Badoian is the representative.

KSA representative was opened. Richard Badoian nominated Howard Pitman. Bob Braun seconded. Howard Pitman is the KSA Representative.

Howard Pitman asked for a chairperson for the revitalization committee. Tricia Morley was elected to be chairperson.

The previously noted pool issues were then addressed once again by board member Richard Badoian. Richard said he wanted to rescind the vote he had just cast in favor of key access during the week and lifeguards on the weekends.

A new question was raised about how the parking lot would be locked and opened under a key access system. Lois Vance suggested putting a small group together to set the rules.

Richard Badoian made a motion to reconsider reduced hours and investigate the key access. Bob Braun seconded. The vote was 2 for and 2 against, Howard Pitman broke the tie.

Richard Badoian then made a new motion to reduce the hours of operations with lifeguards on the weekdays to 1:00 to 7:00 P.M. and 1:00 to 7:00 P.M. on weekends, being closed on Tuesday and table the key access until further investigation. Bob Braun seconded the motion. Mike Gilroy stated that he would be in favor of this motion provided that he be given the responsibility of looking over the existing pool service contract with reduced hours and renegotiate the contract to reflect the best financial interest of the community association. The motion was restated by Mr Badoian to reflect this request. The motion passed by a 3 to 1 vote.

Mr. Stevens asked that the Board get a legal opinion before moving to go to key access for the pool without lifeguards.

Christi Peterson stated she would workup the amended hours of operation for her contract. Christi Peterson stated she has a contract now in force and only needed to amend the hours. A committee of Lois Vance, Don Barksdale, Richard Badoian, Ginny Eckley and Kathy Quinn was asked to work on the pool issues.

Michael Gilroy stated that the revitalization committee had addressed the issues of how to get the Association in a position to accept donations. Frank Simonton, being a CPA, was willing to work with the Board to gather information to be presented for consideration.

Michael Gilroy suggested that he will work with Bob Braun to gather the best interest rates at the different banking institutions. Michad Gilroy's presentation is attached to the minutes of record.

Bob Braun stated he would move some \$25,000.00 into a new account as Michael Gilroy had suggested.

Lois Vance stated that she would appreciate being given the 10 days notice stipulated in the bylaws for a specially called board meeting. She cited the 1 ½ hour notice she was given of the board meeting that approved issuing the survey to residents on whether to go to key access or reduce hours.

ADJOURNMENT

After all business of the Board had been conducted, Bob Braun made a motion to adjourn. Richard Badoian seconded the motion. The motion passed. The meeting adjourned at 10:25 P.M.

Minutes were recorded by
Ethel McCormick
Kingwood Association Management

Amended by
Lois Vance
Kings Forest Community Association Secretary