

Kipling Estates Homeowners Association Meeting minutes from November 19, 2014

Call to Order – 7:18 PM – The meeting was delayed because of the executive session running long.

Board Members present: Bob Bradley, Linda Ramlot, Patti McGrath, Sandi Green and Cathy Zwirblis. Absent board members: Nancy Erwin, Jeanne Eggert, Chrissy Kuehl and Sue Olson. Guests: Larry and Cathy Miller, Bay Property.

Reading and approve minutes from the Association meeting – September 17, 2014. Linda Ramlot made a motion to approve the September 17, 2014 without reading them. The motion was seconded by Cathy Zwirblis. Motion passed 5 – 0. Patti McGrath made a motion to have the secretary sign all meeting minutes. There was no second to the motion. Motion denied.

Treasurers Report was read by Bob Bradley. Linda Ramlot made a motion to approve the Treasurer's report. Seconded by Cathy Zwirblis. Motion passed 5 – 0.

Cathy Zwirblis made a motion to approve the 2015 proposed budget. Seconded by Bob Bradley. Motion passed 4 – 1. Patti McGrath indicated that she could not approve the budget because we are not following Attorney Kolb's advise.

Linda Ramlot made a motion to approve the Platinum Poolcare estimate to repair cracks and refinish both pools. The motion was seconded by Bob Bradley. Motion passed 5 – 0.

Linda Ramlot made a motion to hire Lori Caldario as our administrative assistant replacing Valarie Abdalla. Motion was seconded by Cathy Zwirblis. Motion passed 5 – 0.

Communications committee: Cathy Zwirblis reported that the next newsletter would be February 2015. Bob Bradley reported that Family Carpet Cleaning has agreed to clean the clubhouse carpeting in exchange for a free ad in the newsletter. This agreement will save the association \$260 each time the carpet is cleaned.

Landscaping Report – Linda Ramlot - There was a limited report on landscaping because there is very little going on currently.

A motion was made by Bob Bradley and seconded by Sandi Green to cancel the current Standard Bank Capital Expenditure Money Market Operating Account, #1021, and approve the transfer of those funds into a new Capital Expenditure Reserve Money Market Account, \$39,390, and the remaining amount into the Leaders Bank Operating Account. Motion passed 4 – 1. Patti McGrath voted no.

There was a discussion to allow our Treasurer the authority to transfer funds from the new Capital Expenditure Reserve Money Market account to the Leaders Bank Operating Account only if funds are needed to pay bills when the Operating Account is short of funds. A

homeowner indicated that he thought we could not allow this because it is a reserve account. Bob Bradley tabled the agenda item and agreed to get legal advice.

Linda Ramlot made a motion, seconded by Cathy Zwirblis, to transfer account 1019 to Ally Bank as a Reserve Money Market Account. Motion passed 5 – 0.

The board agreed to establish proper protocol to receive any report outside of the contractual reports provided by Bay Property. If the requested report is not included in the Bay Property contract, there would be an additional fee of \$75 charged by Bay Property. The protocol established is: The board member must have a reason for the report, what is the purpose of the report, explain expected results, and receive board approval.

Board vote on executive session agenda item #1 – Approved 5 – 0.

Board vote on executive session agenda item #2 – Approved 4 – 1, Bob Bradley voted no.

Board vote on executive session agenda item #3 – Approved 5 – 0.

Board vote on executive session agenda item #4 – Approved 5 – 0.

Board vote on executive session agenda item #5 – Approved 5 – 0.

Board vote on executive session agenda item #6 – Approved 5 – 0.

There was an open discussion about allowing Galway to have additional representation on the master board. It was agreed by all involved that further research was needed prior to any board decision.

2015 meeting dates: January 14, 2015, March 18, 2015, June 3, 2015 – Annual meeting, July 15, 2015, September 16, 2015 and November 18, 2015.

Close meeting. Next board meeting is January 14, 2015