



KIERLAND — GREENS —

General Session Meeting Minutes
Kierland Greens Pool Ramada
April 22, 2023 9:00 AM

Board Members Present

Greg Forsythe, President
Greg Franks, Vice President
Roz Fulmer, Treasurer
Sherry Hall, Secretary
Greg Kaiser, Director

No Representative from APM

was present

Homeowners Present:

See Sign-In Sheet

I. CALL TO ORDER/ESTABLISHMENT OF QUORUM:

At 9:00 am, Greg Forsythe called the meeting to order.

II: REVIEW OF FINANCIALS

Roz Fulmer, Treasurer, reviewed the status of the community financials. Due to lowering onsite costs and renegotiating contracts, funds were allocated to a 12 month CD at a 4% rate in the amount of \$250,000.

III: NEW BUSINESS:

- Settled lawsuit with Galaxy Concrete Coatings and new recoating will be completed in summer 2023.
- Developed plan to mitigate water build-up at northeast corner of spa.
- Resolved flooding issue around building 18.
- Installed new landscaping in the area around building 18.
- Contracted for new gutters in various buildings.
- Resolved sewer issue under building 3.
- Hired structural engineering firm to look at potential issues and so far, all looks safe & sound.
- Started repairs on failing Juliet balconies.
- Implemented short term rental documentation requirements.
- Initiated a system to help control people parking on the street, following City towing requirements.
- Installed the first set of metal panels to replace old failing hedges in front of meter walls.
- Hired a new landscape maintenance company that will upgrade the look of the neighborhood by concentrating on natural pruning.
- Finalizing agreements for several fall projects, including updating of courtyards throughout the complex, implementation of new irrigation and landscaping between a few buildings (as a proof of

concept), solving the flooding issue around building 10 with new irrigation, landscaping, and contouring, and enhancing the front of the water feature with new irrigation and plantings.

- Completed gutter cleaning that will be re-done annually.
- Contracted with street cleaning company for monthly services.
- Repaired damage from graffiti painted in various locations, painted 11 water cages same color as Railings.
- Accomplished a 'test' application of stain and protectant in order to finalize contract on door refurbishing around the complex as needed and ordered 10 doors that needed total replacement due to door-frame damage.
- Repainted all the railings and balconies to match the Westin color scheme.
- Approved awning material for placement over pool equipment.
- Hired Great Western to address termite issues outside of buildings.
- Upgraded website to make it more user-friendly. Website and newsletter are now handled in-house.

WHAT'S COMING DOWN THE ROAD THIS SUMMER?

- Replacement of pool deck
- Expansion of west side of pool deck
- Installation of drainage for seating area by spa
- Recoating of pool floor
- Installation of gutters
- Continued work on Juliet balconies
- Additional work with engineers on structural issue

AND THEN?

- Major enhancements to landscaping and irrigation in the Fall
- And more.....

IV. HOMEOWNERS FORUM & DISCUSSION

Nick Moryto suggested that small metal panels be purchased to enhance the property that would hide utility boxes. Greg Schnell requested a copy of the landscape proposal that was created a few years ago by a landscape architect company so that owners could make suggestions to creating more value. EX: extend the pool area towards the Westin for more seating. Beth Rohlf's stated that the community is very limited on space and there is no real way to increase the space, so value had to be in upgrades to current facilities.

V. MEETING ADJOURNED

Greg Franks motioned to adjourn, seconded by Roz Fulmer, meeting concluded at 10:45AM.