



# KIERLAND — GREENS —

General Session Update Minutes  
Kierland Greens Pool Ramada  
April 20, 2024 9:00 AM

**Board Members Present:**

Greg Kaiser, President  
Greg Forsythe, Vice President  
Stan Marx, Vice President  
Roz Fulmer, Treasurer  
Sherry Hall, Secretary

**Homeowners Present:**

See Sign-In Sheet

**I. CALL TO ORDER:**

At 9:00 AM, Greg Kaiser called the meeting to order.

**II: INTRODUCTIONS:**

Stan Marx has been unanimously appointed to replace Greg Franks, who has resigned from the Board.

**REVIEW OF FINANCIALS:**

Roz Fulmer, Treasurer, reviewed the status of the community financials as of Feb. 29, 2024.

Operating Funds - \$124,145.18

Reserve Fund - \$35,000 collected each month for a current total of \$534,847.10.

Renewed a 12 month CD at a 4% rate in the amount of \$250,000.

Total current assets including 2065 rental condo - \$921,069.11.

This is posted monthly on the website.

**OPTIONAL PAYMENT PORTAL:**

Where homeowners can view accounts, make payments, get reminders, see history of payments. Advantage Accounting is going to send out an email and US Mail with instructions. Current users of auto-pay will not be affected, but homeowners who want to make the payment via a portal will be able to use the new portal. If payment is made by credit card, the bank charges 3% fee. Anticipated date: May 1, 2024. Roz Fulmer is contact person for questions or problems.

**RESERVE STUDY:**

This tells the Association how long assets will last, and when it should be expected to update or replace them. The study also tells the Association how much money should be put into Reserves. The study is redone every three years to adjust for inflation, and the last one was done in 2021.

New items added to the reserve study are: Juliet Balconies, Irrigation Replacement, Future Pool Decking Replacement. The Asphalt Roads are deemed to be in good condition, and could last up to another 17 years before needing a replacement.

### **III. RECENTLY COMPLETED:**

- Sun Country has been hired to replace YardPro as of April 1, 2024.
- Metal panels to hide the banks of meters continue to be installed.
- Roof leak at Building 13 has been repaired.
- Front Door List – The stain is not working, so paint will be sampled instead. The paint should last for three years, there are 79 doors that need to be redone. A few may have to be re-sanded and left open to dry.

### **IV. NEW BUSINESS:**

- Buildings 1, 14, 18 will need gutters replaced.
- Five buildings that got new Juliet balconies will get gutters over them to keep them from being damaged by rain.
- A new glass based pool filter system will be trialed at the spa first, then will be used at the pool if it is effective. The chemicals will be switched to Bromine as well. The pool will be closed about one week for draining and refilling over the summer (**date TBD**). The spa will be drained and refilled weekly during high traffic season (Feb-April).
- Construction Dumping – All renovation work must be done inside or in the unit's garage. All waste, both liquid and material, must be carted off site. There will be one warning given, and then a fine of \$500 will be imposed for each violation.
- Building 4 and other damaged bridges/connectors have been repaired.
- Exploring the option of a shade over the front gate keypad and over the mailboxes.

### **V. HOMEOWNERS FORUM & DISCUSSION**

Q: Is the condo income net or gross? A: Net income is \$36k/year. As a performing and appreciating asset, it will continue to be held as a rental property. It is currently available for May – November 2024 @ \$2000/month

Q: Pest control request for grills and pigeon traps on Bldg.1 A: Truly Nolan will address this request.

Suggestion: Put a property map on the website. Board will put property map and blueprints as well.

### **VI. MEETING ADJOURNED**

Greg Kaiser adjourned the meeting at 9:32AM

Respectfully submitted,

Sherry Hall, Secretary

Kierland Greens Board of Directors