KICA Board of Directors Meeting **APPROVED**
August 25, 2003
2:00 p.m. - Sandcastle

[FIRST SUBMITTED August 28, 2003]

Present:

Marty Yonas, President	Joe Bunting, Staff
Fred Peterson, Vice President	Teresa Cooper, Staff
Faith Dodge, Secretary	Joe Croughwell, Staff
Dwight Freeburg, Treasurer	Tammy McAdory, Staff
Thomas Hutchinson, Director	Carrie Cross, Staff
Pat McKinney, Director (late arrival)	Kay Narmour, Staff
Buddy Darby, Director, teleconference (late arrival)	

Others in attendance are listed on the meeting attendance sign-in.

1. Call to Order, Verify Quorum - Mr. Yonas called the meeting to order at 2:00 p.m. with a quorum of directors by Messrs. Yonas, Peterson, Freeburg, Hutchinson, and Mrs. Dodge.

2. Approval of Minutes-
   A. July 14, 2003 - **Mr. Hutchinson moved approval of the minutes with the recommended changes. Mrs. Dodge seconded the motion. This vote was carried unanimously by those in attendance.**
   B. April 21, 2003 Executive Session - **Mr. Hutchinson moved approval of the minutes with the recommended changes. Mrs. Dodge seconded the motion. This vote was carried unanimously by those in attendance.**

3. Administrative Reports
   A. Joe Bunting, General Manager
      1. Security Report (enclosure) – Status Report. Rules violations are down 45% from last year.

[Mr. Darby arrived by phone at 2:04 p.m.]

3.A.4. Member Comments from the July 14 board meeting (enclosure) – Joe reviewed member comments and the board's response.

3.B. Teresa Cooper, Controller

3.B.1. 2004 Budget Assumptions (enclosure) – Teresa requested that the board approve the 2004 budget assumptions for the zero-based budget line items.

[Mr. McKinney arrived at 2:07 p.m.]

Mr. Freeburg moved approval of the recommended 2004 budget assumptions. Mr. Hutchinson seconded the motion. This vote was carried unanimously by those in attendance.

4. New Business –

4.A.1. Non-Agenda Item – The Board Retreat held on August 22 was successful and the board requested this become an annual event to occur approximately five months after the new board members are elected.

5. Unfinished Business – No unfinished business.

6. Committee Reports –

6.A. Finance Advisory – Reserves Policy Recommendation (enclosure) – Avril Fenwick, FAC Chair, presented the policy resolution for KICA Major Repairs & Replacements Reserves

Policy to the board. Suggested edits follow:

- ✓ Under the paragraph entitled "Funding the MR&R reserve" the sentence, "The MR&R reserves will be primarily funded by real estate transfer fees as described in the Association covenants, and interest income on reserve balances. The Board may from time to time, direct funding from other sources" replaces more specific language;
- ✓ Under the section "Assets covered" the second phrase, "These reserves do not cover" should begin a separate paragraph;
- ✓ Also under the section "Assets covered," the last sentence under section 2, "Catastrophic events," will be deleted.

Mr. Hutchinson moved conceptual approval of the policy resolution, pending the above three suggested edits that were discussed. Mr. Freeburg seconded the motion. This vote was carried unanimously by those in attendance.

6.B. Governance and Planning (enclosure) – Steve Bennett, GPC member, presented a report of the progress of the governance and planning committee. No action needed at this time.

6.C. Recreation Center and Community Center –

6.C.1. Architect Recommendation – Sandy Speno, RCCAC Chair, presented Glick Boehme Architects, Inc. as the choice of architects for the Sandcastle refurbishing project. After some discussion **Mr. Hutchinson moved approval of the recommended architect. Mrs. Dodge seconded the motion. This vote was carried unanimously by those in attendance.**

6.C.2. Preliminary Timeline for Completion (enclosure) – The board reviewed the enclosed timeline. No action was taken. This preliminary timeline was provided to the board as information only.

7. Adjournment - Having no further business to conduct, the meeting was adjourned on motion duly made and seconded at 2:51 p.m.

8. Member Comments –

Carol Fishman, 247 Salt Grass Court – Ms. Fishman requested clarification of the after hours work at the Resort and why it was being reported as a violation if they had permission. Mr. Yonas replied that there were a couple of weeks in which KICA received multiple complaints of the work being done after hours. After Security responded to the calls, the Resort requested a waiver to extend work hours beyond the 7:00p.m. deadline to 9:00 p.m. and Sunday afternoon. The board granted the waiver pending any members concerns or complaints would be handled by the Resort and appropriate actions would be taken.

Dick Sula, 343 Low Oak Woods – Mr. Sula requested clarification if the waiver is still in effect. Mr. Yonas responded that it is still in effect.

Wendy Kulick, 38 Marsh Edge Lane – Ms. Kulick thanked the board for the last response, and stated that she had posed other questions that were not answered. In the last board meeting, Mr. Yonas had indicated the board of directors had reviewed the wording on the question of the Property Owner Directors expressing their individual opinions. Since the board didn't meet in Executive Session to discuss the response to her question, how did the board reach the decision not to express their views individually, but to have Joe respond?

Also asked was when Design Works would redesign and replant the plants that didn't make it this spring.

Jim Piet, 21 Beachwalker Drive – Mr. Piet suggested that the board's votes and results should be public, as well as published. [Staff note: all board votes are public and are reported in the minutes which are posted to the website]

Submitted by:

Carolyn Cross
September 29, 2003

Approved at November 10, 2003 meeting

Faith Dodge
Secretary