

*Kinloch Property Owners Association, Inc.*  
*C/O Community Group*

**Location/Time:** Community Group Office – 4:30

**Present are:** Bill Derusha,- President

Ken Newell,- Vice President

DB Smit,- Secretary & Treasurer

Gary Clower,- Member at Large

Gabe Crouch, - CAM

Ciara Logan- Associate (minutes)

**Homeowners Attended:** None

1. **Call to Order** – Bill called the meeting to order at 4:30 pm.
2. **Previous meeting minutes (May)** were discussed and approved. Motion to Approve minutes- Bill, 2<sup>nd</sup> by Ken, all approved.
  
3. **Financial Reviews:**
  - a. Budget- On target. No major changes to take place thru year end 2019. The budget should increase based on the# of homes being built between 2020-2021 and income will flatten.
  - b. Reserve Quote- To be provided by Gabe at next meeting in 2020
  - c. Lake Maintenance- To be completed in 3 phases. Phase 1 will require digging, but that does not require permits to do so. Funds will come from 2018 shared expenses.
  - d. 45K going into reserves for 2020. It will cover lake problems. And will continue to try maintaining lake with no
  - e. Eliminated Irrigation
  
4. **Unfinished Business:**
  - a. Bob Menick expense paid to have Pine Needles. Invoiced on 9/5/18 & 5/18/19 for \$650.00
  - b. Approved to pay \$650.00 reimbursement that was removed by VA Green
  - c. Lawn Pond- tree line on the “standard look” James River gave proposal for up lighting
  
5. **Old Business:**
  - a. Entrance to Kinloch Rd Cherrywood Trees lighting and up lighting. \$1,850.00 to remove and replant. 10k for Lawn pond, and lighting, and tree planting. 7.5K proposed. Entrance maintenance not to exceed 75k. Motion moved by Ken. 2<sup>nd</sup> by Bill. All in favor.
  - b. QUESTION- Who is responsible if a declarant community decides to leave the HOA. POA is responsible for all sub associations.

- c. Undeveloped lots (11 in section 8) (25 in section 9) Boones Homes controls section 10 (21 out of 30 are done). 3-5 years for section 9 to build out complete.
- d. Presentation of tree project to be discussed at Annual Meeting.

**6. New Business:**

- a. Contract to be discussed concerning who is controlling communities to combine all into one contract. (who's is solely responsible for Sub Associations)
- b. Extension increase by 3% per year, eliminating CPI by 1 ½ %. Motion to approve contract extension by Ken, 2<sup>nd</sup> by Bill. All in favor.
- c. Cobblestone project 25K extension to come from reserves. 45k to carry over. Motion to approve by Ken, 2<sup>nd</sup> by DB. All in favor.

**7. Next Meeting- December 18, 2019 @ 4:30 pm.**

**8. Meeting adjourned at 5:49 pm**

**Respectfully submitted**

*Cíara Logan*