

November 10, 2025  
KRHOA Annual Homeowners' Meeting

Meeting was called to order at 7:03 pm by President Buck Buckley.  
Minutes of the November 2024 were read.

The minutes of the 2024 meeting was read.

The board is going through the State required training for HOA board members. The board will be working on being in compliance with the laws.

We had a difficult time with homeowners' paying dues. There are currently 39 outstanding dues. Last year we mailed dues reminder postcards. We will go back to sending dues notifications via letter.

The fencing has been completed and now homeowners whose property borders the common area will now be responsible for the fencing. Question: how was the decision made? The maintenance by KRHOA was not part of the covenants.

The Christmas lights will be put up on Kings Road at 8:00 am Saturday, December 6<sup>th</sup>. There will be a coffee truck for free coffee and hot chocolate for volunteers.

The litigation with a resident has been finalized.

It's vitally important that homeowners go through architectural board for making changes/improvements.

Greenbelt – part of the KRHOA covenants states you cannot fill the greenbelt with soil or take down trees unless the county has authorized it due to storm damage. If homeowners have questions, they need to contact the board. The greenbelt is under county codes. If there are historic waterways, that's a federal offense.

The house fire on Glenmore left the house a total loss. There has been no one around the house. Suggestion: Contact the attorney and Code Enforcement.

Question: What can be done to take care of homes who are not in compliance with covenants and restrictions. The board does send letters to homeowners who are not in compliance. If neighbors or homeowners notice infractions, they can contact the board, and we will follow up.

Homeowners can access an alert where sexual offenders are living.

Common area – there are some dry spots which are being monitored by Mark Gibson and Scott, our lawn caregiver. Part of it is due to issues with the sprinkler system, large tree canopy and need for aeration.

We need more board members – specifically architectural committee and hospitality.

The homeowners' meeting adjourned at 7:30 p.m.

Meeting adjourned at 8:00 p.m.