



2015 Annual Meeting Minutes  
Thursday, December 10, 2015

The Annual Meeting of the Kenmure Property Owners Association was called to order at 5:00 pm, on Thursday, December 10, 2015, in the Charleston Room of the Kenmure Country Club by KPOA Board Director, Mr. Jim Heavner. *Mr. Ron Thornton, President, sold his home and was not a property owner at the time of the meeting, making him ineligible to run the meeting. Mr. Van Bell, Vice-President, was absent due to illness.*

The Annual Meeting Agenda was approved without objection. Mr. Heavner used Power Point slides to present information (*attached*). An Annual Summary of all Board Committees was distributed for those in attendance prior to the meeting (*attached*). Additional information, comments and questions/answers were as follows:

Quorum: Mr. Dale Normington, Corporate Secretary, noted that the KPOA Bylaws require forty percent (40%) of the property owners to be present in person or by proxy in order to hold the Annual Meeting. Mr. Normington certified that a quorum has been achieved and that the meeting may proceed.

Minutes: Mr. Heavner commented that the property owners had been notified by email, a few weeks ago, that the 2014 Annual Meeting minutes were on the KPOA website for viewing prior to today's meeting. He asked for a motion to dispense with the reading of the minutes. A motion was made and seconded that the reading of the 2014 minutes be waived and the minutes be approved. The motion was unanimously approved by a voice vote.

Election: Mr. Heavner introduced Mr. Don Kauffman, Election Committee Chairperson. Mr. Kauffman thanked all three candidates for running in the 2016 election and congratulated Mr. Peter Haft and Mr. Mike Mulcahy as the newly appointed directors to the KPOA Board.

Committee Reports: Mr. Heavner announced that there would be no individual committee reports as all committees submitted yearly reports in the Annual Summary distributed prior to the meeting. (*attached*).

Financial Report: The 2015 Financial Report and proposed 2016 Budget were presented by Treasurer, Mr. Doug Moe. Mr. Moe reported that KPOA is in sound financial condition and informed property owners that all money assessed has been paid, including fines and penalties. Using Power Point slides, Mr. Moe discussed all areas of the budget, accounts, income, expenditures, reserves, and expected costs in the upcoming year thoroughly explaining the 2016

Proposed Budget. Mr. Moe also compiled a listing of KPOA assessments over the past ten years. (*Power Point Presentation attached*).

Before asking for a vote, Mr. Moe and Mr. Heavner addressed some financial questions and relied on Board and Committee members for assistance, if needed.

Question: Ms. Bonnie Mangold, a new property owner, asked if property owners were more encouraged to recycle and do more recycling, would this help defray garbage collection costs? Ms. Kathy Newbold, KSC Security Liaison indicated that the trash and recyclables are still picked up by the same contractor. The contract was increased for Maybin because the original bid could not continue at the agreed upon rate since Mr. Maybin had not accounted for the amount of trash that was generated in Kenmure. Ms. Newbold said that there was also an increase in cost at the dump, which began in June, without notice to waste contractors. The increased amount is still under the cost of other contract bids.

Question: Ms. Barbara “B” Johnson asked why we need an “exit” gate. Mr. Gene Holland, KSC Chair, responded that it is a way for getting out of Kenmure and to prevent cars/trucks from coming in without checking through the gate. Mr. Thornton added that the system in place now has bar codes for property owners, so we know who is coming into Kenmure, but have no way of knowing who’s leaving. At the end of the first quarter of 2016, a new system (TEM) will be in place giving temporary bar codes, in addition to permanent property owner bar codes, to visitors and workers. This system will also check out who is leaving Kenmure, making our community more secure. Mr. Holland added the gate will automatically open for those with barcodes, but visitors and workers will need to check out instead of driving through a gate that automatically opens. This action enables the guards and security to know exactly who comes into Kenmure, who leaves and at what time.

Question: Mr. Dave Caudle, a RMC member, said RMC has researched some gated communities that charge an annual vendor fee for contractors entering their community because of wear and tear on the roads and would that be something KPOA would consider? Mr. Thornton offered to respond saying that RMC looked into this idea a few years ago and decided that (1) it would place a detrimental impact on new construction and (2) it would be an extra burden, probably not necessary with the fees charged for new construction that are currently in place. Mr. Thornton acknowledged that the issue was looked at and that there is no reason if RMC would like to look at it again. Mr. Holland added that KSC is currently looking into the idea that when the new (TEM) system is in place and contractors and visitors are issued a barcode, if a fee should be charged if they lose the barcode and need a replacement. Nothing has been decided at this time, but they are looking into it.

Question: Mr. Hugh Jones asked how this would affect the Argyle gate traffic? Mr. Holland responded that the Argyle gate is reserved for larger vehicles like low boys and those trucks bringing in heavy equipment. With the new system, if a truck comes in through the front gate, they must leave by the same gate. He added based on their records, the Argyle gate has very little traffic.

Question: A property owner asked if the Argyle gate was gated? Mr. Moe responded that it is gated, has video surveillance, and that trucks have to call the front gate for admission.

There being no other questions, Mr. Heavner asked for a motion to ratify the 2016 Budget. It was moved and seconded that the 2016 Budget be ratified. The motion passed by a unanimous voice vote. Mr. Heavner thanked Mr. Moe for his report and the wonderful job he does as Treasurer of KPOA including the preparation of the Budget.

President's Report: Mr. Thornton reviewed Board accomplishments this year, including the negotiation of contracts with new service providers - trash (Maybin Trash Service), snow removal (Campen Trailer), ROW Maintenance (Proscape) and Guards (UPS); Tunnel area beautification project; and budgeting for other projects in 2016. Mr. Thornton thanked Mr. Dan Lang, the Snowman, all the Board members and volunteers of all various KPOA committees for all their time and efforts that are put forth in making Kenmure such a wonderful place to live. He thanked KEI and KCC, especially Mr. Lee King. He said he meets with Mr. King regularly and indicated that Mr. King has no plans to sell Kenmure right now, but feels KPOA has an obligation to property owners to at least look into the facts and figures of what options are available when and if that time comes. He indicated that the final decision would not come from the Board, but would come from the property owners.

Security Report: Ms. Newbold presented information regarding traffic safety and the duties of the Kenmure security guards (*Power Point presentation and Annual Summary attached*). Ms. Newbold outlined the duties of the security guards, emphasizing that they are a security force not a police force. She noted that the most frequent concerns from residents are speeding and stop sign running. Violators can be called into the gate by property owners, but a license plate is needed. Ms. Newbold concluded that the best traffic control and safety for this community is the person who gets behind the wheel, be it car, truck or golf cart.

There was no old business to report. Mr. Heavner mentioned that there is New Business to attend to which involves an email received indicated that there is oil spilling in the community (intermittently) and asked for help in identifying the car or truck leaking the oil. If you see the car or truck, please notify the guards or the security committee.

Mr. Heavner reminded attendees that information (including Board Minutes, the Kenmure directory, By-laws, Committees, Rules & Regulations and various other pertinent facts of information, can be found on the KPOA website ([www.kenmure-kpoa.com](http://www.kenmure-kpoa.com) or [Kenmure.org](http://Kenmure.org)). He asked that Board Members, including our two newly elected directors, meet briefly in the King Room to vote the 2016 KPOA President and Vice-President into office.

There being no other business, Mr. Heavner thanked everyone for their attendance and asked for a motion for adjournment. The meeting adjourned at 5:43 p.m.

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Rosemary Mulcahy, KPOA Recording Secretary

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Jim Heavner, KPOA Board Director and Annual Meeting Chair

**Power Point Slide Presentation and 2015 Annual Summary attached.**