



**KING'S GRANT HOMEOWNERS' ASSOCIATION**  
P.O. BOX 9008  
FAYETTEVILLE, NC 28311

**Subject:** Minutes of the 13 April 2023 Homeowners Association Board of Directors Meeting

**In attendance:** Danny Miller, Carl Broadhurst, Morgan Abelli, DeeDee Jarman, Paula Eckard, and Janet Lee were in attendance. Sarah Miller was not present but did provide notes prior to the meeting.

**Review of Minutes:** The meeting was called to order by President Danny Miller at 6:06 PM. Minutes were approved as presented.

**Financial Reports:** Morgan Abelli presented the March financials. The financials were approved by the board. Residents who are in jeopardy of liens will be contacted via email by Treasurer Morgan Abelli. If no response, Morgan will begin the lien process.

Dues assessments will be mailed out this month. The mailing also will include information about our yearly member meeting.

### **Executive Board**

**Architectural Review Board (ARB)** – DeeDee Jarman did not have a formal report. Discussion commenced regarding repeat offenders of a construction trailer. A brief discussion regarding a potential application for an above ground pool also was discussed.

**Security** – Carl Broadhurst presented the security report. Carl presented three bids for security cameras for the guardhouse. A separate meeting with the security companies will be conducted in May. It is the board's hope the companies can demonstrate features and abilities of each system so the board can make a final decision.

**Insurance Policy** - The board reviewed an additional rider with Erie Insurance regarding flood coverage. No action was taken on that issue. The property in question is the guard house which is now in a flood zone.

**Hospitality** – The names and addresses of two new residents were sent to Hospitality Chair Christy Leovla for further action.

**Communications** – No formal report. There are still issues with accessing the KG Website host data.

**Grounds and Maintenance** – Paula Eckard had no formal report. No action was taken on last month's request to review the installation of a flag pole at the guardhouse.

### **Old Business**

### **New Business**

Danny Miller met with the president of the Liberty Hills HOA. The Liberty Hills HOA president discussed recent break ins at their pool house property. Danny discussed with him the possibility of Liberty Hills purchasing security footage from Kings Grant HOA. No formal action was taken.

The next meeting was set for 15 May 2023 at the Kings Grant Golf Course, Phoenix Pavilion. Notice about this meeting was sent in the yearly dues letter.

Meeting adjourned at 7:57 PM.