



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

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

In attendance: Paula Eckard, Janet Lee, Morgan Abelli, Carl Broadhurst, DeeDee Jarman, Sarah Miller and Dan Miller were in attendance.

The meeting was called to order by President Dan Miller. Minutes were approved with one minor spelling change.

Morgan Abelli presented the February financials. The financials were approved by the board. Action on approving the 2023 budget was tabled so the board could review.

Executive Board

Architectural Review Board (ARB) – DeeDee Jarman noted the following violations in the neighborhood.

Abandoned vehicle	469 Shawcroft Road	ARB notice delivered to resident
Construction trailer in driveway	6104 Iverleigh Circle	ARB notice delivered to resident
Camper in driveway	6052 Iverleigh Circle	ARB notice delivered to resident
Motor home and boat in driveway	6107 Iverleigh Circle	Certified letter sent to resident
Trailer with ATV in driveway	409 Shawcroft Road	ARB notice delivered to resident
Trailer in driveway	412 Swan Island	ARB notice delivered to resident
Trailer in driveway	605 Shawcroft	ARB notice delivered to resident

Communications – Sarah Miller presented the communication report. Our HOA website is secure but operating on an old platform. Sarah will review the cost of moving the website to WordPress. Estimated cost is around \$3,000.

Hospitality – Janet Lee is working with our new hospitality chair Christy Levola to get welcome bags to residents. A formal report will be made at our next meeting.

Security – no formal report

Grounds and Maintenance – Paula Eckard presented quotes to repair the slide areas and add mulch around the playground. The board approved these expenditures.

An estimate to canopy the trees at the entrance was presented to the board and tabled to be actioned during a later meeting.

New Business

A request was made by Ms. Jarman to replace the second flag pole at the entrance gate. An estimate will be forthcoming.

We have a current quote for insurance for the upcoming year. There is a question of the quote is complete and covers all areas. Other quotes will be provided for further review and action, as needed.

Meeting adjourned