



KCVA BOARD Minutes

Kings Creek Village Community Center Building
Wednesday, 8 May 2024, 7:00 PM

The 2023 audit should be completed successfully with no findings. This will be our second audit with Wood Standlee LLC, after years with our previous audit firm. KCVA intends to use Wood Standlee LLC for the 2024 audit, to be done in 2025.

c. GENERAL AND ARCHITECTURAL RULES UPDATE TO NEW LAWS – Pablo Perez-Arias

i. Accessory dwelling units

The Board, in 2023, approved amending our General Architectural and Landscape Rules to prohibit Accessory Dwelling Units (ADUs), in KCVA's Single Family Homes (SFH). P Perez-Arias made a motion to add the following verbiage to our rules :

"Detached living structures in addition to the single family home, such as Accessory Dwelling Units, shall not be permitted in Single Family Homes (SFH)." This verbiage would become section 10.5 of the rules. Section 10 covers "External structures on property".

The motion was seconded by J Muniz and unanimously approved by the Board.

ii. Short term rentals

The Board, in 2023, approved amending our General Rules and Regulations to prohibit short-term rentals in KCVA's Single Family Homes (SFH). P Perez-Arias made a motion to add the following verbiage to our rules :

"Rental / leasing / letting of Single Family Homes must be for periods of no less than one (1) year. No Airbnb nor similar short-term arrangements are allowed." This verbiage would become section 37.2 of the rules. Section 37 covers "Renting private property to tenants".

The motion was seconded by M Villaverde and unanimously approved by the Board.

d. MANDATORY REGISTRATION AND EMAIL / POLICY - Pablo Perez-Arias

This item was deferred to a future meeting.

e. VIOLATION AND FINING RULES / POLICY – Pablo Perez-Arias

This item was deferred to a future meeting.

10. NEW BUSINESS

a. BOARD MEMBER TURNOVER

1. RECOGNITION OF OUTGOING BOARD MEMBER – VKC, Alejandra Avedano

NOTICE OF MEETINGS IS POSTED 48 HOURS IN ADVANCE OF THE MEETING ON THE COMMUNITY CENTER BULLETIN BOARD, PROMINENT LOCATIONS AT SUB-ASSOCIATIONS AND THE KCVA WEB-SITE. EMERGENCY MEETINGS POSTED AT LEAST 48 HOURS IN ADVANCE WHENEVER POSSIBLE. KCVA BOARD MEMBERS AND STAFF MAY SUBMIT AGENDA ITEMS NO LESS THAN ONE BUSINESS WEEK IN ADVANCE OF DATE THE MEETING AND AGENDA ARE POSTED. HOMEOWNERS MAY SUBMIT AGENDA ITEMS DIRECTLY TO THE BOARD FOR THE JANUARY ANNUAL MEETING. MEETINGS ARE CONDUCTED BY MODIFIED ROBERTS RULES. OPEN FORUM DISCUSSION LIMITED TO 3 MINUTES PER PERSON PER AGENDA ITEM.



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KCVA Board thanks A Avedano for the many years of service and dedication.

2. CONFIRMATION OF NEW BOARD MEMBER – VKC, Mireya Villaverde
M Villaverde confirmed as A Avedano's replacement for VKC at the KCVA Board.

b. ELECTION OF BOARD SECRETARY

This item was deferred to a future meeting.

c. ELECTION OF BOARD TREASURER

L Corona will remain on the Board but has resigned as Treasurer. M Villaverde confirmed as Treasurer.

d. QUOTES / PRICING ON 2024 PROJECTS - Mariafernanda Vera

i. CLUBHOUSE PAINTING

Item approved in scope. Proposals' details will be brought to next meeting for selection of vendor.

ii. CLUBHOUSE DRIVEWAY AND PARKING RE-SURFACING

Item approved in scope. Proposals' details will be brought to next meeting for selection of vendor.

iii. COUNTY PROPERTY (SFH SWALE) TREE MAINTENANCE

This item will no longer be considered.

iv. CLUBHOUSE POOL DECK

Item approved in scope. Proposals' details will be brought to next meeting for selection of vendor.

v. CLUBHOUSE POOL AREA MISSING TREES

Project is done. It included replacing one (1) dead tree, which stability was compromised.

e. PROPOSED MEETING DATES FOR 2024 - Pablo Perez-Arias

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2024 Board meetings will be held on Wednesdays, 10 July, 11 September, and 13 November. The Organizing Meeting which should be held on Thursday, 15 January 2025, will be moved to Thursday, 5 December 2024. Board members and officers for 2025 will be selected during this meeting. Their term will start on 1 January 2025, unless otherwise decided during the meeting.

f. COMMITTEES - Pablo Perez-Arias

i. RESERVES COMMITTEE

There will be no Reserves Committee in 2024. P Perez-Arias will continue the work started in 2023 with the completion of the reserve study, and bring recommendations for the Board to consider. The approved recommendations should be implemented with the 2025 Budget.

ii. BUDGET COMMITTEE

There will be no Budget Committee in 2024. P Perez-Arias will use the June 2024 financial statements to bring a proposed budget for the Board to consider.

11. OPEN FORUM AND OWNER REQUESTED AGENDA

Various homeowners attended the meeting and there was comments and discussion on items approved by the Board. No new motions nor future items developed.

12. ADJOURNMENT

Meeting adjourned at 8:50PM.

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