



K.V.H.A.

Keene Village Homeowner's Association

Meeting Minutes from March 30th 2019 Annual Meeting

The Annual KVHA meeting was called to order by President Nathan Tenney at 2:30p on March 30th 2019 at the Richland Public Library meeting Room A.

Also, in attendance were Vice President (Cheryl Ziemer), Treasurer (Vern Jackson), Board Members (Dave Shea) and (Paul Ziemer) and Darla Plaisted who chairs the Pump Lot mowing schedule for the KVHA. The KVHA Secretary resigned earlier this year and was not present. Thirteen individuals signed in on the attendance sheet.

A review of the 2018 meeting minutes was brought before the body for open discussion. When asked of those present if there were any additions, corrections and/or omissions to the existing meeting minutes as written, no comments were received. A motion was then made to approve the minutes as written by Tom Thomas and seconded by Dave Shea. The motion was passed and carried.

Vern Jackson provided a treasurer's report. Beginning Balance: \$4,135.58. Deposits: \$3,777.68. Expenditures: \$2,817.65. Ending Balance: \$5,095.61. For details of expenditures see the attached report.

The KVHA legal documents legibility project has progressed; following scanning of the best available copies and then optical character recognition, Dave and Sheryl Shea, and Paul Ziemer spent time reviewing and verifying word by word the KVHA Articles of Incorporation, By-Laws and KVHA Covenants, and the two modifications to the Covenants for completeness, legibility and correctness. Once completed, all of the documents will be made available and uploaded on to KVHA web page for anyone who has an interest in this. The current documents as is were illegible in places and quite hard to read due to being copied and recopied so many times. These documents along with other KVHA information will be found on our website "Keenevillage.org."

Accomplishments during 2018 were highlighted including the west entrance sign that was removed earlier last year for repairs has been rebuilt, repainted and reinstalled. Several homeowners remarked how nice it looked and asked when the east entrance sign was going to be repaired. Dave Shea noted that the repairs for the east entrance sign do not require immediate attention and it will likely be a year or more before work starts on the east entrance sign. It was also noted that the rock placed at the east entrance looks nice and that that project is complete.

The yard of the month program noted that three of five gift certificates were handed out during 2018 to three home owners. Three more gift certificates will be purchased for 2019 and will be combined with the existing two for a total of five and will be awarded this year. Information regarding the Yard of the month program and associated criteria can be found on the website "Keenevillage.org."

The 2019 Pump Lot mowing schedule is being put together. If you (as an adult) or your children are interested in participating in the mowing of the pump lot contact Darla Plaisted for more information and what the requirements are.

It was also mentioned that some of the pump lot sprinklers are in need of repair and should be repaired prior to the start of the watering season. Joe Plaisted volunteered to identify the broken sprinklers and form a small work party to repair the ones that are broken. Also, there are some tree limbs that need to be cut back to allow access for the persons mowing to have access. Vern Jackson volunteered to speak to the neighbor whose trees are causing this mowing hazard.

The KID plans to turning on the irrigation water for the 2019 water sometime in mid-April. The 2019 watering schedule for homeowners is attached and available on the KVHA website "Keenevillage.org." At this point in time, KID reports that the snow-pack is at 90% expectation and currently a shortage is not being forecasted. With that said, please adhere to your specific watering time and schedule.

The annual KVHA Yard Sale will take place on Saturday, MAY 18th from 7:00a-until 12:00p. Advertising will include an ad in the Giant Nickel, two entrance signs, and postings placed on mailbox stands one week prior to the sale. After the sale, there is a Goodwill donation center located off of the west entrance for your convenience.

Cheryl Ziemer presented to the group a handout entitled "Community and Police Project (C.A.P.)." C.A.P. Groups are a direct communication between you and the Richland Police Department. Think of it like "Neighborhood Watch Online." These groups are intended to be used for crime prevention and community relations. By joining the designated group, you will be able to communicate with other Richland Residents in our immediate area, as well with RPD. You will receive notifications specific for your group and be introduced to the men and women of the RPD that patrol your district. These on-line groups are closed, so that you have to request to be in your specific group. Keene Village is located in "District 1 Group 3." If you are interested in joining, you can contact the Richland Crime Prevention Specialist, Cerise Peck at 509.942.7636 or go out on the Richland Police Department website.

Capitol Projects for KVHA 2019 include the upgrading of the sprinklers located at the pump lot and the installation of a new gate in the fence that surrounds the pump lot. This new gate will allow KVHA access to the pump equipment that is located within the fenced off area. KVHA has experienced a re-occurring problem of having our lock cut off (three jurisdictions, Richland City, KID, and us with only two placed on the hasp. As a solution, the Board has decided to add our own gate and lock that will include a sign stating "KVHA ACCESS ONLY". Dave Shea has the lead on this project and will be looking for help later on.

A motion to approve funding for the new gate and sprinkler repairs in the amount of \$250,00 was proposed by Tom Thomas and seconded by Paul Ziemer. The motion was passed and carried.

The KVHA insurance policy for the Pump Lot, Officers and Board Members is due for renewal. With that said, the KVHA Board is looking into renewing and/or obtaining a new policy that will protect the KVHA Homeowners, Directors and Operators from being held liable in the event someone is injured on any of the KVHA property (pump lot, entrances, etc.) Initial results indicate that KVHA has been under-insured for some time; ensuring adequate protection will likely have an impact on homeowners' dues beginning 2020. More information on this will be forthcoming.

Elections: Nathan, Cheryl and Vern are all stepping down from their current positions as President, Vice President, and Treasurer respectively. New members were selected from those homeowners' present. The new officers and board members moving forward into 2019 is as follows:

Dave Shea, President, Paul Ziemer, Vice President, Joe Plaisted, Secretary, Nathan Tenney, Treasurer and Darla Plaisted as Pump Lot Mowing Coordinator, Vern Jackson, and Cheryl Ziemer are members of the board.

The KVHA homeowners would like to thank Nathan, Cheryl and Vern for their time and personal sacrifice over the past years in supporting the KVHA. Because of your contributions of time and effort, we continue to grow and promote positive changes for the good of all of our neighbors who reside in Keene Village.

Meeting adjourned at 3:46p by Nathan Tenney.

Respectfully Submitted by Paul Ziemer

(Note: The appointed KVHA Secretary resigned. The 2019 minutes were recorded by Paul Ziemer and Dave Shea).