

Kohl's Ranch Homeowners Association
Jan. 26,2013
Pyle Center , Tempe AZ

The meeting was attended by 40 people.

The meeting was called to order by President Christian at 12:33 pm.

Bill Christian welcomed everyone to the meeting

A sign-in sheet was provided by the Larsons to help capture attendance and update email addresses.

New members:

-Bob and Karen Higel, who purchased the Midlick's cabin, were introduced and welcomed.

-There were no illnesses or deaths of members reported.

Previous meeting minutes/approval:

-The minutes were reviewed by the members and approved. Instead of reading the minutes out loud at the potluck, 12 copies were placed on various tables during the potluck. Members were asked to read the minutes on their own.

Treasurer's report:

-Jim Larson presented the report (copies available)

-Year end balance: \$24,640- includes: Firewise funds: \$2035, Road fund: \$17,605 and A "rainy day" reserve fund of \$5000.

-Major expense this last year: Road repair on Buen Agua: \$6813

BUDGET FOR 2013 is based on last year, about \$8000 in dues

-Expenses: road maintenance should be less for this year (about \$2000)..

-Sam Choate, from Diamond resorts expects some money in 2014 for Short Road repairs and perhaps for repair of the curve leading up to the stables. He had a "walk through" with a Vice-president from Diamond Resorts recently.

-When serious consideration is given to fixing the road in 2014, the question of whether the dumpster can be moved was raised. The trash trucks seem to be damaging the road at the curve to the stables.

-In the future: Bill would like to see the road reserve boosted to \$40,000.

OLD BUSINESS:

Water bills:

-The average water bill should go down \$4/month for 2,000 gallons of water use. This is a decrease from the 5,000 gallons presently allowed. The surcharge for use over 2,000 gallons is not known yet.

-The Lodge cut back their water a great deal. The ACC cut their billing rate by about 50%. This resulted in lower pay for Doug and Evelyn Thorne, owners of KRWC. They will have to go before the Corporation Commission to ask for an increase of rates and/or pay.

Road repairs:

-Pot holes were fixed on Buen Agua with many thanks to Richard Wood and David Manor. Thanks also to Jim Larson for finding Payson Concrete. In 2013 we will be looking at repair of potholes and culverts. In 2014 we will look at some more permanent repairs.

Buen Agua Gate:

-Charlie was not present, so discussion of this matter was tabled.

Committee volunteers:

-volunteers are needed for the welcoming committee and for the road committee (which goes out and fills potholes). Interested parties are asked to contact Bill Christian.

NEW BUSINESS:

Water tank grant:

-grant application was denied (funding went to maintaining some hiking trails), but another grant application will be filed.

Verizon reception appears to be present and excellent all over the subdivision. There seems to be some Sprint reception also.

Directory updates:

-members were reminded to sign in and give information on new contact numbers, email addresses. An updated directory will be available at the summer meeting.

Board of Directors/executive committee:

-Volunteers are needed for all positions for summer 2013

-Firewise volunteer is also needed (Margaret Midlick had this position and reported that it requires about 10 hours of work each year)
--Raphael put a PDF on the KRHOA website that can be downloaded and people can fill it out and get credit for clearing their lots.

2013 Dues:

-members are encouraged to pay their \$100 dues soon. Payments can be given to or mailed to Jim Larson.

Summer meeting, 2013: Tentative date: Sat, July 13

-Bill will talk to Tom Fraker(?) about using Camp Tontazona again

Lot clean up day: Saturday, June 1, 2013

Adopt a Highway clean up: First Saturday in May: May 4, 2013, Highway 260, Mile marker 267-268. Reminder will be on the website.

Meeting was adjourned at 1:45 pm.