

# KINGSPOINTE POA

Cedar Creek Lake

## Minutes of Emergency Meeting about Road Repair 6/7/2025

### Kings Pointe Property Owner's Association

Meeting was called to order at the boat dock at 2:08 pm by Dee Genova.

Quorum was met (*including two attendees via Zoom*)

A motion was made to waive the bylaws Special Meeting notice requirement given the urgency of the road condition. Motion was seconded and passed with unanimous approval.

Dee Genova provided detailed information about the bid estimate received from Boyce & Sons Asphalt. This included the overview of estimated type of damage, suggested scope of repair as well as cost of repair. She emphasized the responsiveness of Boyce & Sons: Charlie Boyce picked up the phone after the third ring on Wednesday night 6/4/2025 at 7:37pm (quickly after the POA board was notified of the damage) and had called her with survey of the damage and estimated repair by Thursday 6/5/2025 at 12:36pm. Boyce & Sons stated they would be able to perform the repair the week of June 9th (weather dependent). She also provided historical information about when the culvert was likely installed (as best determined from POA records).

Matt Neisler provided information about how the POA could pay for the repair to the culvert while also supporting the previously approved road work that was supposed to begin on-or-about June 23, 2025 (weather dependent). The POA board recommended the community approve immediate billing of 2025/2026 dues (which begin July 1, 2025) in an effort to raise next year's dues as quickly as possible. This allows the POA to proceed with previously approved road repairs totaling \$29,370 while replenishing balances to pay an additional \$6,850 for the culvert repair out of 2025/2026 dues balances. He also stated that Boyce & Sons does not collect any monies until work is complete and that they are willing to work with the POA on payments into July 2025 to help the POA replenish monies to support the road repair projects.

Open discussion took place with robust input from those present.

A motion was made approving the use of Boyce & Sons Asphalt for the repair at a cost of \$6,850 but not to exceed \$8,500 after Robert Schronk and Calvin Gray immediately visit with Charlie or Lance Boyce to understand Boyce's suggestion of using DOT standard hot asphalt mix for the repair versus concrete and to understand the compaction process of the use of hot asphalt mix. Motion was seconded and passed with unanimous approval.

A motion was made to use the 2025/2026 funds for the culvert repair and to keep \$7,000 of all 2025/2026 dues collection in reserves for any emergency repairs occurring in the 2025/2026 dues year. Motion was seconded and passed with unanimous approval.

Meeting was adjourned at approximately 3:10pm.