



KCVA BOARD MEETING AGENDA

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

REGULAR BOARD MEETING AT 7:30 PM

1. CALL TO ORDER

2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING

3. ROLL CALL

4. APPROVAL OF 22 JANUARY 2024 ANNUAL MEETING MINUTES

5. APPROVAL OF 22 JANUARY 2024 ORGANIZING MEETING MINUTES

6. ARCHITECTURAL AND LANDSCAPE REQUESTS

7. RATIFICATION OF "PRE-APPROVED" REQUESTS SINCE 22 JANUARY 2024

- a. LIST PENDING
- b. ARCHITECTURAL AND LANDSCAPE VARIATION REQUESTS

8. REPORTS

- a. FINANCIAL & INVESTMENT REPORT - Pablo Perez-Arias
- b. MANAGER'S REPORTS – Mariafernanda Vera
 - i. WEBSITE STATUS
 - ii. VIOLATIONS
 - iii. OFFICIAL INFORMATION REQUESTS
- c. SUB-ASSOCIATION REPORTS

9. OLD BUSINESS

- a. 2023 AUDIT - Pablo Perez-Arias
- b. AUDITOR PLAN FOR 2024 FISCAL YEAR - Pablo Perez-Arias
- c. GENERAL AND ARCHITECTURAL RULES UPDATE TO NEW LAWS – Pablo Perez-Arias
 - i. Accessory dwelling units
 - ii. Short term rentals
- d. MANDATORY REGISTRATION AND EMAIL / POLICY - Pablo Perez-Arias
- e. VIOLATION AND FINING RULES / POLICY – Pablo Perez-Arias

10. NEW BUSINESS

- a. BOARD MEMBER TURNOVER

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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1. RECOGNITION OF OUTGOING BOARD MEMBER – VKC, Alejandra Avedano
2. CONFIRMATION OF NEW BOARD MEMBER – VKC, Mireya Villaverde
- b. ELECTION OF BOARD SECRETARY
- c. ELECTION OF BOARD TREASURER
- d. QUOTES / PRICING ON 2024 PROJECTS - Mariafernanda Vera
 - i. CLUBHOUSE PAINTING
 - ii. CLUBHOUSE DRIVEWAY AND PARKING RE-SURFACING
 - iii. COUNTY PROPERTY (SFH SWALE) TREE MAINTENANCE
 - iv. CLUBHOUSE POOL DECK
 - v. CLUBHOUSE POOL AREA MISSING TREES
- e. PROPOSED MEETING DATES FOR 2024 - Pablo Perez-Arias
- f. COMMITTEES - Pablo Perez-Arias
 - i. RESERVES COMMITTEE
 - ii. BUDGET COMMITTEE

11. OPEN FORUM AND OWNER REQUESTED AGENDA

12. ADJOURNMENT

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