

King's Cove Board of Directors-General Meeting

Thursday, August 28, 2025

Frank Moss called the meeting to order at 5:00 PM.

In attendance: F. Moss, L. Carrio, J. Hickman, J. Dettloff, J. Haugen. M. Jahn, M. Jasper, and Jim Dafoe (AMI).

The agenda was accepted as written. The *Operating Statement with Cash Disbursement Report* was approved.

Co-owner Comments

Three co-owners attended the meeting.

Anne Jahn reported an accounting error on the Social Committee's transactions and requested a \$500 increase for their 2026 budget.

J. Dafoe requested that the Social Committee submit their reimbursement requests in a single document.

The co-owners present commented favorably about the new clubhouse deck and furnishings.

Old Business

1. M. Jahn gave an update on the erosion project.
2. J. Dafoe reported completion of projects noted on the meeting agenda.
3. J. Dafoe stated a railing has been ordered for the clubhouse rear path steps.
4. J. Hickman presented a proposal for a new kids' play structure. Follow-up agreed:
 - a. Determine what site preparation was needed and the cost. (Hickman)
 - b. Find out if any of the company's installations are available for inspection. (Hickman)
 - c. Evaluate specifications of proposed installation. (Jahn/McCarty)
5. F. Moss led a discussion on a potential "Shred" event in the Cove.
 - a. Board members favored having a shred event on April 18th or 25th in 2026.
 - b. It was agreed to characterize the event as a service, not a fundraiser.
 - c. L. Carrio was asked to obtain information from OPC on their shred event.
6. J Dafoe is to arrange for a September video conference regarding the Reserve Study.
 - a. Three dates in September were suggested

New Business

1. The pool is open through September 21, subject to weather conditions.
2. The clubhouse will be open for co-owners with FOBs, daily 9-4 as of 9/2/2025.
3. A new 75" TV has been installed in the clubhouse.
 - a. With a newly purchased PC, video conferencing will now be possible.
4. *Priority Waste* has provided a brochure on their pickup practices.
 - a. L. Carrio agreed to modify the document to align with King's Cove's pick-up.

Other

M. Jahn asked if the co-owner data available to board members in the portal was dynamic (live and always current) or static (updated periodically). J. Dafoe stated it was dynamic.

The General Meeting was adjourned at 6 PM.

Submitted by:

Louis Carrio

August 31, 2025

The next meeting is September 25, 2025.