

King's Cove Board of Directors-General Meeting

Thursday, January 22, 2026

Frank Moss called the meeting to order at 5:05 PM.

In attendance: F. Moss, L. Carrio (Zoom), G. Dettloff, J. Haugen. M. Jahn (Zoom), M. Jasper, Jeff McCarty (AMI), and Jim Dafoe (AMI). There were no other co-owners in attendance.

The December 4, 2025, meeting minutes were accepted as written based on a motion by Jahn, supported by Haugen.

The December 2025 Operating Statement and Cash Disbursement Report were unanimously approved following a motion by Jahn, supported by Dettloff.

Old Business

The "Shred" event in the Cove is scheduled for Saturday, April 18th, 2026, from 10 AM to 1 PM (or until the truck is full). The event is free and open only to Cove residents. The truck will be stationed on Brookside near the Tennis/Pickleball Courts. Residents will be asked to limit their initial paper shredding to 2-3 grocery bags, with the understanding that they may return later if they have more, and there is room on the truck. Communication with co-owners will include email blasts and an article in the Spring Newsletter.

Jim Dafoe confirmed that, subject to weather conditions:

- The Play Structure installation is targeted for March/April 2026
- The pond deck installation is targeted for April 2026.

Based on previous discussions regarding insurance coverage for individual unit owners, including Loss Assessment Coverage and coverage for damage due to sump pump failure, J. Dafoe was asked to arrange a presentation by our insurance agent at the Annual Meeting scheduled for June 25, 2026.

New Business

M. Jahn inquired about a gas leak at a unit on Ravine. J. McCarty explained the process of repair and pressure checking performed by Consumers.

The meeting was adjourned at 5:33 PM. The next meeting is on February 26th.

Submitted by Louis Carrio, January 22, 2026