

PRESIDENTS REPORT

Good Evening Kirkwood Homeowners, it has been a pleasure working for the community, I have had 5 years on the Kirkwood HOA Board as a Pool Chairman, Board Member, Secretary and lastly as President of the Kirkwood HOA which the last year has been challenging and whoever fills this spot next will realize it's a full time job.

The accomplishments of this Board in the last year are numerous:

1. The delinquents of HOA Dues last year at this time was approximately \$24,000.00 and now with the Lets make a deal program the Board initiated, The Board worked with homeowners and the delinquents is now down to \$ 16,295.64. Furthermore as notified in June 2010 in the newsletter and Board Minutes the Dues are now an annual assessment, thereby only having to go after delinquent accounts once per year and we will have the working capital up front to run the HOA for the year.
2. We have had major upgrades at the pool this year. The pool was resurfaced for the sum of \$ 25,000.00, the addition of the lounge area that was needed with a cost of approximately \$2,000.00. Also the extra lighting and the video surveillance camera for security. Mats were put in the restrooms to keep folks from slipping.
3. We had an incident with a subcontractor for Time Warner cable that had a HAZMAT spill on a homeowner's property. This did not get resolved in a proper manner as finger pointing and disclaimers went on. If any one has a contractor or subcontractor performing work on your property, please find out who it is, mark down the time, date, who it is and what there doing for whom and send a notice in to the property managers office so if there is another disaster we can be on top of this with having information on hand and we can act to protect our homeowners, but with no information we have our hands tied and cannot do much.
4. Working on keeping a serviceable USA flag on the flagpole, this is an extra chore inherited on the president. 4 new flags were purchased, I put a new flag up for Veterans Day on 21 Oct 2010, and that leaves us one new flag left on hand.
5. This year's annual budget was done with estimates for the reserves on the pool house, retention ponds / dredging and the private roads by the pool and parking lot, so we can plug in actual cost numbers and have the proper amount of dollars being set aside for upcoming maintenance required when it comes due.
6. Retention ponds, I have taken on the task to get the ponds turned over to us without any help from the developers or builders as they chose not to answer any letters or calls from us. I contacted the state and county and had several meetings and site inspections from the state and county and our retention pond service. The state let me know: The permit Kirkwood HOA permit SW800530 covers the Cathay pond which is listed as pond 1 and that the pool – 2 and Laveen – 3 ponds are part of the collection system but are not covered under the state permit. The 2 ponds listed as the collection system do not have the same operational and maintenance requirements as the state permitted pond. The New Hanover County inspector came out and inspected our ponds and stated in writing that these 2 ponds were required of the builder/developers when the homes went over 200 in

the development, furthermore that these ponds are under county ordinances and the county requirements, and that they are being met by us and we have passed inspection and our compliant. Our permit has been renewed for a cost of \$500.00 and does not need to be renewed until Oct 2022.

7. DOT and speed limits, road committee from last year, 1 person showed to 2 meetings nothing was accomplished, we had asked DOT about the speed limits and the reply given was DOT conducted a survey and 35 MPH was here to stay and they also came thru the community and removed and moved and added stop signs. The speed limit in majority of the counties subdivisions is 35 MPH.
8. The Windgate drive problem with pot holes, we as an HOA cannot endorse or set aside funds to another community's road, even though we share a right of way and use this main drag to commute in and out of the community. Solution: There are 3 other ways to access the property. Also Mr. Carl Edman - of Punch List who lives in Arrondale has been fixing the potholes. I spoke with him and he stated it cost approx \$300.00 to do the repairs. And will cost about the same amount to do repairs again. If some one would like to take up donations and approach him to fix the potholes in Arrondale on Windgate Drive feel free to do so, but we as an HOA cannot endorse it, it must be a private venture.
9. The county commissioners closed the Myrtle Grove Firehouse and recently it has reopened. . I contacted CSS whom offered space at their place of operation, just need to give appropriate notice. Recommend Quarterly Board meetings.
The new Board will need to work out Board Meeting dates and a meeting place.
Recommend that they check to see if the County is going to allow meetings to be held at the Firehouse and if so to secure times and dates with them.
10. I am done, it has been a long 5 plus years serving the community, furthermore there is no more pool committee, all keys have been turned in, and after this meeting all keys, laptop, pool fobs, records etc, will be turned over to the new HOA President after this meeting has adjourned. I ask whoever runs for the Board positions please do so with the work involved in mind and not to take the position for a title. There is a lot behind the scenes folks do not get to see or hear about, as privacy must be maintained on some issues. Just to let you know this job takes up time and we do not get paid for this it is volunteer work.

Thank you all now we shall move forward with tonight's agenda.