

**KIPLING KLUB TOWNHOUSES ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**September 19, 2024**

MEMBERS PRESENT: Libby Prueher, Donna Egan, and Jay Long

MEMBERS ABSENT: Tawn Russell, and Erin Michael

ALSO PRESENT: Jim Robson, Property Manager, Realty One Property Management, Inc.

**I.** It was determined there was a quorum of Directors present to conduct business. The meeting was called to order at 6:05 P.M.

**II. Approval of Minutes:**

“RESOLVED to approve the meeting minutes for June 20, 2024 as written. (Motion made by Jay Long, seconded by Libby Prueher. Motion passed unanimously)

**III. Action Taken:**

Homeowner’s Forum – Item’s discussed: Email Blast system to the community and newsletter. Community garage sale was very good. Watch mowers and down-spouts. Power-washers did a good job and it really benefitted the community. Check grading near 1006, and sprinklers by 977. Some pole lights are out again.

“RESOLVED to approve the financials as submitted for YTD January to August 31, 2024. (Motion made by Libby Prueher, seconded by Jay Long. Motion passed unanimously)

“RESOLVED to approve the 2025 Budget as presented. (Motion made by Libby Prueher, seconded by Jay Long. Motion passed unanimously)

**IV. Adjournment:**

There being no further business to come before the Board and membership, this meeting was adjourned at 7:39 p.m.

Annual Meeting scheduled for Nov 7, 2024 at 6:00 p.m. at the Church.  
The next meeting will be held on January 16, 2025 at 6:30 p.m. at the clubhouse.

Minutes Approved by Board:

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Position Held: \_\_\_\_\_

Date: \_\_\_\_\_