

KINGS CONTRIVANCE BOARD MEETING MINUTES
REGULAR BOARD MEETING
WEDNESDAY, JULY 1, 2026
THIS WAS A HYBRID MEETING

APPROVED: July 15, 2026

The regular board meeting was called to order at 7:33pm by Barbara Seely, Board Chair. Board members Madeleine Borowski, Carol Huegel, Paul Rader, and Heidi Schweingruber were present. Fred Nizioł was absent. Also present was Covenant Advisor Aileen McNamara.

APPROVAL OF AGENDA AND BOARD MINUTES

Madeleine made a motion, seconded by Paul, to approve the agenda for July 1, 2026. The motion passed unanimously.

Heidi made a motion, seconded by Madeleine, to approve the minutes from the board meeting held on June 17, 2026. The motion passed unanimously.

RESIDENT SPEAK OUT

No residents for speak out.

VILLAGE BOARD COMMITTEES

The board reviewed the existing committees:

Election Committee

Environmental Committee (KC CARES) - Carol asked for a formal report on KC CARES spending; add to the reports to be approved.

Proposed new committees and members:

- Community Engagement (Madeleine, Carol, Heidi)
- Policy & Procedures (Bev, Barb, Carol, Fred?)
- Master Village Plan (Heidi, Paul, Barb, Fred?) Invite residents, village merchants, and KIMCO representative

Heidi compiled committee information from the other village websites. She mentioned that some offer an "HOA 101 class" and several board members thought it would be a good addition for KC to add this to our new resident welcome event. Aileen will check with other villages to see if the class is successful.

BOARD MEMBER SPEAK OUT

The Board would like Bev to follow up with KIMCO in September for an update on the new signage and shade sail installation.

Barb asked that KIMCO be contacted about roof issues over Rita's. The board also questioned who is responsible for cleaning the tables in the village courtyard.

Carol asked if Guy Guzzone had responded about the potholes on Old Columbia Road near the one lane bridge. She noted that there are worsening backups at the bridge.

Paul asked if the County could come to a meeting and present the feasibility study on the bridge to be built at the end of Eden Brook Drive.

Heidi asked about the dead trees at the edge of the parking lot behind Exxon. Barb recommended calling KIMCO, but the tree is on Exxon property, and KIMCO is not responsible.

CHAIR'S REPORT

No report

ADJOURNMENT

At 8:29p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Erika Cheney
Operations Coordinator