

KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING
June 18, 2018 6:00 PM Geneva Public Library

- 1) Call to order - 6:25 PM
- 2) Establishment of a quorum: Board members present were Rand Briggs, Jim Forni, Jean Stone, Liz Studer, and Mary Boen. Quorum established.
- 3) Approval of minutes from the May 21, 2018. There were no corrections or additions, so they were approved as written (Boen/Forni).
- 4) Reports:
 - a) Financials: The reserves were \$231,678 as of May 31, 2018. Approval of construction line of credit from State Bank of Geneva is pending and expected in the next few weeks following an inspection of the property. Assessment fees will serve as collateral, and we will move our accounts from Chase to the State Bank of Geneva.
 - b) Real Estate: 1535 has closed; 1501 is sold. 1514, 1537 and 1562 are on the market.
 - c) Maintenance: Jim Forni met with the owner of Thunderbolt Roofing to discuss recent lapses in their response to our calls and is now satisfied that the issues have been resolved. Motion to accept Thunderbolt bid of \$11,245 to replace front roof of 1537/1539 made and approved (Forni/Stone). Thunderbolt has advised us that the price of shingles is going up 20% with further increases possible. Jim Forni presented proposal from Raise Rite Concrete Lifting to void fill several stoops/front walks. After discussion on the extent of work needed, he will go back to the vendor to fine tune the proposal.
 - d) Landscape – Thanks to a financial contribution from Maureen McKeough (1568) the path to the bike path has been mulched and landscaped. New plants went in at 1501, 1510-1512, and 1576-1578. Dead grass was replaced at 1596. Dead plants will be replaced at 1551. The city has indicated that they will remove the dead ash trees by 1527, 1540 and 1509 in the coming weeks.
- 5) Old Business:
 - a) Kirkwood Community Center – All paperwork regarding the pool requirements has been submitted to the state and is pending approval. Building construction permits are on hold until we have final state approval on the pool.
- 6) New Business:
 - a) Lynn Zolna (1590) landscape request approved.
 - b) Proposal from Damico to replace 9 driveways (\$20,900) and sealcoat all others (\$6250) approved. (Studer/Stone)
 - c) Proposal from Bob's Painting & Decorating to paint front entry doors and sidelight frames, at a cost of \$155 per door, approved. (Briggs/Stone). The board approved painting 10 doors this year at a cost of \$1550 to be applied to the overall painting budget of \$65,000.
 - d) Proposal from Tecza for drain tile installation behind 1500-1510 in the amount of \$5445 approved (Stone/Boen).
 - e) Proposal from Davey for tree trimming/removal discussed. Work not to exceed \$2550 in cost approved (Forni/Boen).
 - f) Replacement of swing set postponed to 2019, after building construction is completed.
- 7) Next meeting: Monday, July 16, 2018, 6:00 p.m. at the Geneva Public Library (Program Room)
- 8) Adjourn to Executive Session (Briggs/Boen) – 7:25 p.m.
- 9) Return to regular session – 7:45 p.m.
 - a) Revision of Rules & Regulations approved (Forni/Boen).
- 10) Adjourn – 8:00 p.m.