

KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING
JULY 16, 2018 6:00 PM Geneva Public Library

- 1) Call to order. 6:40 PM
- 2) **Establishment of a quorum:** Board members present were Rand Briggs, Jim Forni, Jean Stone, Sandy Smith, Liz Studer, and Mary Boen, Diane Ball. Quorum established.
- 3) **Approval of minutes** from the June 18, 2018. There were no corrections or additions, so they were approved as written (Stone/Boen).
- 4) **Reports:**
 - a) **Financials:** The reserves are \$233,384.13 as of June 30, 2018. Budget Performance Sheet shared along with balance sheet. All spending to date is currently within budget.
 - b) **Real Estate:** 1501 now occupied with new homeowner. 1562 under contract. 1514 and 1537 for sale
 - c) **Maintenance: Roofing:** 1590 is in good shape however windows need caulking. 1501 needs entire new roof at cost of \$10,790. After the roof is replaced, the chimney siding needs to be replaced immediately. **Stoops:** 1507, 1513, 1531, 1533, 1535, 1545 need void filled to stabilize and support at the cost of \$1340. **Trees:** Davey removed pine trees at 1516/18, 1522, 1534 and the magnolia at 1568. Tree pruning and limb removal occurred at 1522-1518, 1561, 1564.
 - d) **Landscape: Drainage:** Tecza will begin work behind 1500-1510 to correct the drainage issues in early August. **Grass:** Dead sod at 1596 will be replaced. Grass damage due to mowing when it was too wet will be corrected by Tecza. Slit seeding in those areas will be done late summer/early fall. The city is still planning to remove the dead ash trees at 1527, 1540, and 1509.
 - e) **Driveways: Replacement:** 1511, 1513, 1521, 1529, 1544, 1557, 1564, 1572, 1578 will be replaced on July 30 and 31st. 1564 reported a cracked drain tile and asked if it could be repaired before the replacement. Board requested a maintenance request to be submitted. **Seal coating:** all driveways will be seal coated. Outside ring (even addresses) will be done on August 13. Inside ring (odd addresses) will be done on August 20. All depending on weather.
- 5) **Old Business:**
 - a) **Kirkwood service building** is still being held up by state approvals. We expect to hear from the state in a about 2-3 weeks. Once approvals are obtained, the general contractor states he is ready to start the project immediately and will work into the fall/winter months for completion so the pool will be ready for next summer. The building will include a large double garage for storage, a small office for the HOA and a bathroom and pump room which is needed to support the pool. The plans do not include meeting room space or a kitchen. Mail boxes will be moved and be a part of the outside of the building.
 - b) **Loan process** is moving forward. State Bank of Geneva representatives will most likely be at our next meeting. Homeowners that are set up with automatic pay will not have to do anything. Accounts will be automatically transferred over to the new bank.
- 6) **New Business:**
 - a) Proposal from Thunderbolt to replace roof at 1501 at the amount of \$10,791 approved (Boen/Studer).
 - b) Proposal from Raise Rite Concrete to fill voids at 1507, 1513, 1531, 1533, 1535, 1545 was approved not to exceed the cost of \$1500 (Briggs/Boen).

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- c) Proposal from Pat White Construction to remove and replace stoops/sidewalks at 1547, 1557, 1558, 1562, 1569, 1582 not to exceed \$12,000 was approved (Stone, Boen).
 - d) Proposal from Bob's painting for exterior painting at 1506, 1508, 1510 (front only), 1529, 1531, 1533, 1535,1534,1536, 1537 1538, 1539,1540, 1541, 1542, 1543 (complete side, front and back), 1559, 1561, 1563, 1565, 1576, 1569 (excluding south end) complete side, fronts and backs, 1594, 1596, 1598 (complete building) approved not to exceed \$64,000 (Smith/Stone).
 - e) Landscape request from Betty and Frank Fernandez at 1510 was approved.
- 7) **Next meeting:** Monday August 20, 2018, 6:00 p.m. at the Geneva Public Library (Program Room)
- 8) Adjourn to Executive Session (Forni/Boen) – 7:50 p.m.
- 9) Return to regular session – 8:09 p.m. No further business
- 10) **Adjourn** – 8:09p.m.