

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

- 1) Call to order.
- 2) Establishment of a quorum: Board members present were Rand Briggs, Jim Forni, Jean Stone, Diane Ball, Liz Studer, and Sandy Smith. Quorum established.
- 3) Approval of minutes from the November 19, 2017, Annual Meeting. The minutes recorded that Sandy Smith was responsible for Grounds, which is in error. Diane Ball is responsible for Grounds. With that correction made to the minutes, they were approved as written (Ball/Smith).
- 4) Reports:
 - a) Financials: The reserves were \$217,599 as of 12/31/17.
 - b) Real Estate: 1580 is vacant and on the market, but not sold. 1517 is for sale.
 - c) Maintenance: 1560 reported a leaking roof, which Thunderbolt will investigate, along with examining the top of the chimneys. 1516 reported water draining from her gutter onto the driveway – possible plugged downspout. No new Maintenance request forms received.
 - d) Landscape – no report
- 5) Old Business:
 - a) Kirkwood service building – no progress since last meeting
- 6) New Business:
 - a) Maintenance and landscape request votes – no requests
 - b) Adoption of new board members and Officer positions: At the Annual Meeting, one person was elected with two vacancies. Liz Studer volunteered to fill the last vacancy. For 2018, the Kirkwood HOA officers are: President – Rand Briggs, Treasurer – Sandy Smith, Secretary – Jean Stone
 - c) Authorization to proceed with building project: The cost of the project is approximately \$235,000. If reserves are used to fund \$100,000 of project cost and a \$175,000, 5-year loan is used to fund the balance, the project can proceed without delay. A motion was made to approve proceeding with the project (Forni/Ball). Upon further discussion a concern was raised as to what to do if the HOA's current bank did not approve the loan. The original motion was then amended to approve spending \$100,000 of reserves to begin work, while securing the funding for the balance. (Stone).
 - d) Other – none
- 7) Next meeting: Monday, February 19, 6:00 p.m. at the Geneva Public Library
- 8) Adjourn to Executive Session – 6:48 p.m.
- 9) Return to regular session – no further business
- 10) Adjourn – 7:25 p.m.