

KIRKWOOD HOMEOWNERS ASSOCIATION  
BOARD MEETING  
OCTOBER 15, 2018 6:00 PM Geneva Public Library

- 1) **Call to order:** 6:15 PM
- 2) **Establishment of a quorum:** Board members present were Rand Briggs, Diane Ball, Jim Forni, Sandy Smith, and Liz Studer. Quorum established.
- 3) **Approval of minutes** from the September 17, 2018. There were no corrections or additions, so they were approved as written (Ball/Studer).
- 4) **Reports:**
  - a) **Financials:** HOA assets are \$207,315.40 as of September 30, 2018. As of October 5, the Operating and Reserve accounts are active at State Bank of Geneva, with approximately \$82,500 in the Reserve account and approximately \$102,593 in the Operating account. Approximately \$22,000 remains in the Chase checking account until all checks are cleared. All monthly assessments are now being deposited into the State Bank of Geneva Operating checking account. At year end, remaining funds in the Operating account, except for a minimal amount to cover any outstanding invoices, will be transferred to the money market Reserve account. Funds received from the State Bank of Geneva line of credit, for the construction of the Community Center building, will be deposited into the Reserve account. Funds from the Reserve account may only be used if voted on by the Board.
  - b) **Real Estate:** 1537 sale closed and is occupied by new owner. 1514 is under contract.
  - c) **Maintenance:**
    - i) **Roofing:**
      - (1) 1550 & 1552 new roofs, front & back are done.
      - (2) 1598 complete new roof is needed. (see New Business)
      - (3) 1551 & 1549 roofs will be evaluated.
      - (4) 1565, 1567, 1569 roofs are in bad shape, approximate cost to re-roof is \$30,000.
    - ii) **Stoops:** Mud jacking of stoops is complete.
  - d) **Landscape:** Tecza performed soil sampling and adjusted fertilizer to address the numerous bad patches in the lawns. Slit seeding will also be done to address this issue.
- 5) **Old Business:**
  - a) **Kirkwood Community Center building** – As of October 4, our General Contractor had both State and city of Geneva building permits in hand and was ready to begin construction. Later that day he was notified by the city of Geneva Plumbing Inspector that there had been an over-sight in reviewing the plans and the Geneva permit was invalid because the swimming pool bather count of 84 (homeowners) requires two bathrooms. Our GC met with the building architect to re-draw the plans to include a second bathroom which will add approximately \$25,000 to the total cost – now at approximately \$280,000. The GC anticipates that the building will be “under roof” by the end of the year.
- 6) **New Business:**
  - a) Proposal from Thunderbolt to repair roof at 1598 in the amount of \$10,500 approved (Smith/Ball).
  - b) Landscape request from 1548 approved to plant hydrangea bushes in a new location near the driveway (Briggs/Smith).
  - c) Approved signing contract with Lush Green for snow removal. Pricing to remain the same as with the previous vendor.
- 7) **Next meeting:** Monday November 19, 2018, 6:00 p.m. at the Geneva Public Library (Program Room)
- 8) Adjourn to Executive Session (Studer/Ball) – 7:20 p.m.
- 9) Return to regular session – 8:20 p.m. No further business
- 10) **Adjourn:** 8:25p.m.