

KIRKWOOD HOMEOWNERS ASSOCIATION  
BOARD MEETING  
April 15, 2019 6:00 PM Geneva Public Library

- 1) **Call to order:** 6:20pm
- 2) **Establishment of a quorum:** Board members present - Diane Ball, Brent Elwing, Jim Forni, Ralph Pazar, Jean Stone, and Liz Studer. Quorum established.
- 3) **Approval of minutes** from the March 18, 2019 meeting. There were no corrections or additions, so they were approved as written (Stone/Studer).
- 4) **Reports:**
  - a) **Financials:**
    - i) HOA assets were \$193,332.44 as of March 31, 2019 (includes \$107,905.44 in Operating account, \$82,013.39 in Reserve account, \$5,380.61 remaining on construction line of credit and \$1967.00 outstanding in Accounts Receivable.)
    - ii) March total operating balance is \$15,000 better than budget.
  - b) **Real Estate:** 1560 under contract; 1514 for sale
  - c) **Maintenance:**
    - i) Roof repair at 1512 (Kegebein) is completed.
    - ii) Roof repair at 1580 (Johnson) will be completed when weather permits.
  - d) **Landscape:**
    - i) Tecza has begun the spring-cleanup and will trim the evergreens by the pool. Grub control will be applied to all grassy areas including the rear of units.
    - ii) The HOA will not pay for mulching this year, but will notify homeowners that Tecza will mulch at homeowner's request and expense - \$55/cubic yard delivered and installed.
    - iii) Damage to lawns caused by snowplowing will be repaired by snow removal vendor, Lush Green. Time frame on repair work – to be determined. Diane Ball & Jim Forni will provide a list of damaged areas to Lush Green.
  - e) **Property Management Calls:**
    - i) 48 calls YTD on subjects ranging from snow removal, roof leaks, downspout/gutter issues, insurance questions, etc.
  - f) **Social Committee:**
    - i) A save the date flyer for the pool opening celebration (May 26) will be sent to homeowners.
  - g) **Fundraising:**
    - i) 11 donations totaling \$820 have been received.
- 5) **Old Business:**
  - a) The Community Center building work continues to progress well. The flooring, bathroom fixtures, and emergency phone line have been installed. Cost for phone line is \$60/month and can be discontinued during months that the pool is closed. The pool will be cleaned on April 25 and inspected for necessary repairs. The chain link fence on the west side of the pool by the tennis court will remain. A new 6-foot fence will be installed on the south, east and north sides. The General Contractor expects to complete all building work by the end of April. Pool furniture has been purchased.
- 6) **New Business:**
  - a) Motion made and approved to approve the following landscape requests:
    - i) 1527-Kissane (Forni/Stone)
    - ii) 1566-Bonnan (Pazar/Studer)
    - iii) 1548-Ball (Studer/Stone)
    - iv) 1582-Steele (Stone/Pazar)
  - b) Brent Elwing presented information on security systems for the Community Center and pool area. Certain systems require internet connection. Further board discussion is required on the need for internet connection and which security system will best fit Kirkwood's needs. (Combined phone and internet connection cost is approximately \$80/month.)

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- 7) **Next meeting:** Monday, May 20, 6:00 p.m. in the Program Room at the Geneva Public Library.
- 8) **Adjourn to Executive Session** – 7:30 p.m.
- 9) **Return to regular session** – 8:10 p.m.  
No further business
- 10) **Adjourn** – 8:11 p.m.