

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

- 1) **Call to order:** 6:36 pm
- 2) **Establishment of a quorum:** Board members present - Diane Ball, Mary Boen, Jim Forni, Ralph Pazar, Jean Stone and Liz Studer. Quorum established.
- 3) **Approval of minutes** from the June 17, 2019 meeting. There were no corrections or additions, so they were approved as written (Stone/Boen).
- 4) **Reports:**
 - a) **Financials:**
 - i) HOA assets were \$186,201.93 as of June 30, 2019 (includes \$105,825.32 in Operating account, \$82,023.61 in Reserve account, \$1,904.00 outstanding in Accounts Receivable). A payment of \$55,090 was made to M&H Development.

Throughout the process of rebuilding the Community Center and opening the pool we have had cost over runs due to city and state requirements, therefore the board has approved minimal maintenance work for this year. Given the budget challenges going forward and rising maintenance costs we anticipate a monthly assessment increase for the coming year.
 - b) **Real Estate:** 1514 is for sale.
 - c) **Maintenance:**
 - i) **Siding/Painting** – Having encountered problems in the past coordinating siding repair work prior to painting, the Board’s goal is to have a single vendor handle both issues. We received a bid from Preemo Painting to do that. They will repair or replace siding as needed, and paint as needed, 13 units – 1560 through 1582 and 1529. The Board is in agreement that we can service more buildings that are in great need of siding maintenance this year after a severe winter season.
 - ii) **Concrete** – bid from Glen Galis Concrete for 1508 & 1563/165 came in at \$6325.
 - iii) **Railings** – in conversation with City of Geneva it appears that the current iron railings in Kirkwood are no longer in code. We have received bids for both iron and powder coated aluminum railings. Advantage of aluminum railings is that they require no maintenance. Over time the iron railings rust and need paint, as well as other maintenance.
 - iv) **Stoop void fill** - Raise Rite scheduled to void fill stoops at 1501, 1549, 1550 & 1554 sometime the week of August 19.
 - v) **Roofs** –
 - (1) 1580 repair by Thunderbolt completed.
 - (2) 1534 replacement by Showalter completed.
 - (3) Showalter bid to replace front roofs at 1567 & 1569 - \$13,089.
 - vi) **Trees** – large dead oak behind 1567 to be removed by the Forest Preserve District saving the HOA \$7000. Averill Arbors HOA has contacted Kirkwood to discuss trees on our shared property line.
 - vii) **Driveways** –The 9 driveways replaced last year will be sealcoated on July 23. Driveway replacements at 1522, 1565, 1580 & 1582 are on hold until concrete work at 1565 is completed.
 - viii) **Gutters** – Apple Siders will be out the week of July 22 to work on the gutters/downspouts at 1517, 1567, 1569, 1530 & 1532. Apple Siders repaired the broken downspout at 1576.
 - ix) **Drainage** – repairs at 1538 will be completed as soon as Tecza can schedule; repairs at 1513 will be completed in the fall, at homeowner request.
 - d) **Landscape:**
 - i) Damaged sod at 1582 will be replaced by Tecza.
 - ii) Trimming of vegetation in backs of 1582-1598 has been completed by Tecza.
 - iii) We have received fewer complaints this year related to the Tecza crew scalping grass and not cutting back yards. The crew is arriving earlier and staying later to ensure that all work is completed satisfactorily.

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e) **Social Committee:**

- i) Pool opening celebration set for July 20.

5) **Old Business – Community Center/Pool:**

- a) Final payout, of approximately \$13,000, has been requested by M&H Development. Invoice will be reviewed for accuracy before final payment is made. Rubber safety mats have been purchased for the Community Center bathrooms. Cindy Kruse volunteered to help clean bathrooms.

6) **New Business:**

- a) Motions made and carried:
 - i) Accept Galis Concrete bid to repair concrete stoop at 1508 and replace stoop, stairs and sidewalk at 1563/1565 at a total cost not to exceed \$6500. (Pazar/Elwing)
 - ii) Accept Peerless Fence bid for railing work at 1508, 1563 & 1565 at a total cost not to exceed \$5000. (Pazar/Boen)
 - iii) Accept Preemo bid to repair and paint siding, as needed, on outer circle units 1560 through 1582 and unit 1529 at a total cost of \$35,700. (Pazar/Stone)
 - iv) Accept Showalter bid to replace front roofs at 1567/1569 at a total cost of \$13,089. (Forni/Stone)
 - v) Approve downspout repair at 1576 at a cost of \$65.00 (Ball/Studer)
 - vi) Approve miscellaneous expense of \$93.93 for rubber safety mats for Community Center bathrooms. (Ball/Stone)
- b) Approved landscape request from 1518 to add soil and grass seed to back yard that had been damaged during drainage repair work in 2018.
- c) Approved landscape request from 1517 to remove strip of ground cover on right side of driveway and replace with sod. Approximately 2' x 21' long.
- d) Pest Control – 2nd round of spraying the external building foundations will be done on July 17.
- e) Maintenance requests received:
 - i) 1522 – roof shingles, front stoop slanting, dead tree behind unit, poor drainage behind unit.
 - ii) 1576 – replace & curb cut driveway, repair/replace rear downspout, repair patio light (homeowner responsibility)
 - iii) 1535 – void fill or replace front stoop, rotten wood on chimney
 - iv) 1521 – remove dead limbs from oak tree behind unit, repair rotted garage trim
 - v) 1543 – deck repair (homeowner responsibility)
 - vi) 1570 – paint siding

7) **Next meeting:** Monday, August 19, 6:00 p.m. in the Program Room at the Geneva Public Library.

8) **Adjourn to Executive Session** – 7:51 p.m.

9) **Return to regular session** – 8:10 p.m.
No further business

10) **Adjourn** – 8:11 p.m.