

KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING
October 21, 2019 6:00 PM Geneva Public Library

- 1) **Call to order:** 6:11 pm
- 2) **Establishment of a quorum:** Board members present - Diane Ball, Jim Forni, Ralph Pazar, and Liz Studer. Quorum established.
- 3) **Approval of minutes** from the September 16, 2019 meeting. There were no corrections or additions, so they were approved as written. (Studer/Pazar)
- 4) **Reports:**
 - a) **Financials:**
 - i) HOA assets were \$166,156.65 as of September 30, 2019.
 - b) **Real Estate:** 1521 & 1500 for sale.
 - c) **Maintenance:**
 - i) **Siding/Painting** – as work has progressed, the contractor has found the siding deterioration to be more extensive than originally thought and has been very thorough in repairing the damage. Depending on weather, the project should be completed in the coming weeks.
 - ii) **Concrete and Railings** – concrete work at 1508 & 1563/1565 work has been completed. The railings should be installed in the coming weeks.
 - iii) **Roofs** – 1567/1569 front roofs scheduled to be replaced in November.
 - iv) **Trees** – tree behind 1520 is leaning precariously toward the building and should be removed.
 - v) **Driveways** –Driveway replacements completed.
 - vi) **Gutters** – repair at 1530 is scheduled in the coming weeks.
 - vii) **Drainage** – Tecza quote to repair drainage at 1522 is \$920.
 - d) **Landscape:**
 - i) A final neighborhood clean-up day is scheduled for Saturday, November 2. Volunteers needed.
 - e) **Old Business**
 - i) **Compliance Inspections** - Deck inspections are completed and notices will be sent to those homeowners whose decks are in need of repair. The board will ask for a repair/replacement plan, and not necessarily immediate action, unless a safety hazard has been identified.
 - ii) **Reserve Study** – is scheduled to begin the week of December 12.
 - iii) **2020 Monthly Assessment Increase** - the board has approved a 5% increase to monthly assessments to begin January 1, 2020 in order to keep pace with Kirkwood's ongoing maintenance needs and the rising costs to service those needs. The monthly payment will increase by \$12.85 and the new monthly payment will be \$269.85.
 - f) **New Business:**
 - i) **Snow Removal for 2019/2010** – we have a verbal commitment from Green Turf, contract pending.
 - ii) **Kirkwood HOA Annual Meeting** – will be held Sunday, December 8 at 1:00 p.m. at the Comfort Inn & Suites, 1555 East Fabyan Parkway, Geneva, IL.
 - iii) **Motions made and carried:**
 - (1) Approve motion to raise monthly assessments by 5% (\$12.85) effective January 1, 2020. New monthly assessment will be \$269.85. (Ball/Studer)
 - (2) Approve landscape request from 1570 to remove old evergreen shrubs and plant 3 boxwood plants. (Studer/Ball)
 - (3) Approve Architectural Application request from 1557 to replace front door, side light window and storm/screen door. (Studer/Pazar)
 - (4) Approve expenditure of \$150 for HOA Annual Meeting room rental fee. (Pazar/Studer)

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- (5) Approve expenditure of no more than \$300 to remove tree behind 1520. (Ball/Studer)
- (6) Approve expenditure of \$920 for drainage repair work behind 1522. (Ball/Forni)

5) **Next meeting:** Monday, November 18, 6:00 p.m. in the Program Room at the Geneva Public Library.

6) **Adjourn to Executive Session** – 7:10 p.m.

7) **Return to regular session** – 8:15 p.m.
No further business

8) **Adjourn** – 8:16 p.m.

Submitted by: Liz Studer, HOA Secretary