

Kirkwood Homeowner Meeting

October 15, 2012 Minutes (*minutes taken by Connie Porter*)

The meeting was called to order at 6:32 7 Board members present Connie Porter, Chuck Marks, Ginny Miller, Bob Jelinek, Sandy Smith, Doug Vandemark, and Chuck Pedersen . The minutes from the September 17, 2012 were approved with a change noted. Doug Vandemark questioned that in the minutes a letter was being sent to a homeowner at 1520. The letter was not sent and the issue had been resolved.

Homeowner's Forum:

Jim VanSpankeren and Denise Marks were present but had nothing for homeowners' forum.

Reports:

Financial *Chuck Marks*: \$87,553.59 in reserve and we are within our budgeted expenses. It was reported that financially we are in good shape. Year-end looks to be better.

Pool *Chuck Pedersen*. The filter has been taken apart and cleaned to be ready for spring. Expense for next year are unknown but should be low if the pool is in good shape after the winter. All chemicals have been purchased.

Maintenance *Chuck Marks*: Reroof is to start for the front of 1584 and the backs of 1557 and 1555.

Landscaping *Sandy Smith* Fall clean-up has started.

Declaration Committee *Ginny Miller*: Ginny has been in communication with Jeff Richman and the recommendation is that we amend our declaration instead of doing a complete rewrite. This will be necessary to come into compliance with the law. A 2/3 vote of the Board members will be needed.

KIRKWOOD BUSINESS:

Mailboxes – to be shelved until 2013

Gutters and downspout replacement for better drainage will be a continuous project.

Averill Arbor encroachment: This has been resolved. Board member Doug Vandemark personally removed the items that were encroaching.

Landscape plan for 1515 will be resubmitted in 2013

Siding Alternatives will be considered and reviewed in 2013

Walk around conducted September 22nd to look at upcoming repairs and landscape *Notes will be forwarded to the rest of the Board members. Connie did not have them completed for Board review.*

Tree Trimming – Sandy reported that the fall tree trimming has been completed with the exception of a crab tree at 1535 and a tree in the back of 1523 that is split and will need to be taken care of before winter.

Old Records are still being worked on.

NEW BUSINESS

1558 has requested to plant an oak tree which was approved.

Landscape Plan for 1505 was revised with less plants and no tree. The board approved the plan pending a fall planting. If the planting does not happen until spring the homeowner will have to reapply for approval.

Discussion was made by Board members to consider compensation to homeowners that are putting in new landscaping in the front of their units. Whether it would be a percentage or flat fee was discussed. Also, if there would be a cap on the amount. This compensation would only be offered to homeowners that had repair work done to the front walks and retaining walls and the old landscaping had to be removed.

New Sliding door installation at 1556 was approved.

Tree replacement behind units 1529 and 1533 was discussed and will be reviewed again after neighbor input and tree selection.

Solar light to be installed at the front entrance to illuminate the Kirkwood Sign. One homeowner felt there was no need to draw attention to Kirkwood. The Board is considering new landscaping for the front entrance and the light would enhance and give Kirkwood more curb appeal.

Pest control contract for 2013 was approved by a majority of the Board. The contract went to Fox Valley Pest Control.

Snow contract for 2012 and 2013 was approved. Vote was 4 in favor of Pat White Construction, 2 board members voted for competing bid and 1 Board member abstained. Contract will go to Pat White.

Fall clean-up has started. Hostas are turning and will start cutting them back. This will continue through November or until completed. Chuck Pedersen requested that the landscapers clean up the leaves off of the pool area but wants to make sure they do not blow the leaves under the pool cover.

2013 Budget was approved with one correction noted. The total income should read \$249,960 instead of \$249,000. Correction will be made and copies ready for distribution at the Annual Meeting.

Real Estate – Doug Vandemark reported that 1598 should be up for sale by the 1st of November. 1559 was offered \$235,000. 1561 received a very low offer but not accepted. There is much work to be done to the inside of this unit. There was concern of a propane grill being used in place of a stove in the kitchen.

Fines and Fees will need to be reviewed at a later date.

Annual Board meeting is set for November 18th, 1:00 PM, Sunday at the Geneva Public Library.

The Board was asked for input on Goals for 2013 and Accomplishments in 2012.

Upcoming Social is scheduled for November 3rd, Saturday at 6:00. There will be a Bunco Party/costume/pot luck event at the club house.

Kirkwood Ladies Book Club: November 12, 2012 the book club will be meeting at Gwen Studnick's home, 1542. The Edwards at 1537 will be hosting the December book club. Information will be sent out at a later date.

1557 has asked that a late fee be removed for being late with her first assessment. The Board voted not to remove the late fee.

Web Site/Newsletter: The website is current Denise Marks has been keeping the site up to date with new pictures of social events and landscaping projects. Connie asked that we add information regarding the Annual Meeting.

Next Meeting: December 17, 2012, location has not been determined.

Meeting adjourned at 8:22 PM.

Executive Session followed.