

**KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING**

May 19, 2014 6:30 PM Kirkwood Clubhouse

AGENDA

1. Call to order **The meeting was called to order at 6:32 PM**
2. Establishment of quorum/Board members present/absent **Quorum established, all Board members present.**
3. Approval of April 21, 2014 Minutes **The Minutes were voted on and approved**
4. Homeowners open forum
 - Concerns about dog owners – all dog owners need to be more respectful of neighbor's yards.**
 - Issues with flooding in 1519 and 1521 were presented.**
 - Discussion about compliance officer and the updates rules and regulations.**
 - Issues with incorrect pruning of lilac bushes.**
5. Regular Reports
 - a. Financial *Chuck M.* **Financials are on budget and no concerns were expressed**
 - b. Pool *Chuck P.* **Pool is being filled today, plans are to open it 5/24. Several sections of the pool wall needed to be patched. Chuck will work on quotes to rebuild the walls after this season.**
 - c. Maintenance (includes Board vote for various work) *Chuck M.* **Several roofs replaced in April (1547 and 1549 previously approved by the board).**
 - d. Landscape (includes Board vote for various HO requests) *Kirk K., Denise M.* **2 homeowner requests approved by the board – shrub removal around a tree at 1582, three yews on the rear, north side for 1567. Approval needed for some groundcover removal and grass planting, as well as removal of dead trees and bushes. Retaining wall may be needed for 1532. Spring clean-up occurred in April. Next landscape meeting tentatively scheduled for May 28th. Issues with responsiveness from Accurate Edge have been addressed. Kirk spoke with another landscape company as a backup, in case we need to move away from Accurate Edge.**
 - e. Real estate news **1502 had a closed sale (\$190K). 1516 being rented to a family member (Note: Rentals only allowed to immediate family members). 1561 is the only unit for sale.**
 - f. Clubhouse rentals- *Cindi K* **No rentals at this time**
 - g. Website status- *Denise M.* **Website all up-to-date**
6. Old Business
 - a. Status of repair of pool fence, gate and concrete by Peerless. **Repairs in progress**
 - b. Status and reports re: railings for replaced stairs. Results of research with the City **Kirk spoke with the city. Railings will have to be put in for 1574 and 1505. Painting and maintenance for all railings is the homeowners' responsibility. Residential Steel Fabricators approved to be hired for railing installation.**
 - c. Status of security system for clubhouse/pool/tennis courts/mailbox/swingset area **The system has been installed and is in full operation as of this Board meeting.**
 - d. Status of the review by new Board Members of the new Rules and Regulations
Reviewed by all Board members

- e. Approval of new Rules and Regulations and method to distribute **Rules and Regulations approved with agreed upon changes. New rules and regs will be distributed to homeowners in June.**
- f. Status of Compliance Management firm- **Start Date - 6/1/14**
- g. Review/approval of fine levels by category **Approved, list to be amended as new violations/fees are approved by the board. To be posted on the website.**
- h. HO Insurance “project”- Status, review/approval of letter, revised compliance date **Letter approved, to be handed out with rules and regs.**
- i. Spring HO get-together **Scheduled for Saturday 5/24**
- j. Status of sealcoating of driveways **Scheduled for the week of 5/27 – driveways to be sealed one side of the street per day. Exact dates TBD. Flyers to go in mailboxes.**

7. New Business

- a. Children’s play area/play set- Liability, maintenance (deferred from April mtng.) **New baby swing is needed. Liability for play set and pool needs to be discussed with lawyers and insurance agents. Chuck to call insurance agent to discuss. Kirk will review procedure that Park Districts use and report at the next Board meeting.**
- b. Outdoor lights- Maintenance plan, timing, etc. (deferred from April mtng.) **Deferred to June meeting**
- c. HO decks- Review of research and establishment of regulation
- d. Board management responsibilities- Division by Board Members **Pest Control: Jim. Insurance: Scott. Emergency Forms and Email Addresses: Brad. Cable dish and antenna compliance: Chuck M. Garage doors: Bob. Trees: Jim. Mailboxes: Kirk and Brad. Roofs: Chuck M. Concrete: Chuck P. Violations: Brad.**
- e. Other new items

8. Next Meeting June 16 , 2014, 6:30 PM – Kirkwood Clubhouse

9. Adjournment The meeting was adjourned at 9:50 PM

10. Executive Session

- a. Compliance issues **None were presented**