

**KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING**

October 20, 2014 6:30 PM Kirkwood Clubhouse

MINUTES

1. Call to order
2. Establishment of quorum/Board members present/absent **Chuck P., Chuck M., Jim F., Bob J., Brad T., Scott H. present. Kirk K. tardy.**
3. Approval of September 15, 2014 Minutes **Minutes approved pending changes to the maintenance/driveway replacement notes.**
4. Homeowners open forum- Please limit presentation to 5 minutes or less. Format the presentation to the following: 1. State the Topic, 2. State the issue, 3. State the desired solution from the KHOA Board and 4. State an alternative plan or solution.

Question about leaf pickup – will the landscapers clean up the leaves behind the homes? Denise and Kirk will check with the landscaper.

5. Regular Reports

- a. Financial, 2015 Budget vote- *Chuck M., Board* **\$120,534.87 available now with many active projects being completed and/or invoiced soon (driveways, concrete work, pool work). Goal is the end the year with over \$100,000 available.**
- b. Pool *Chuck P.* **Multiple pool repairs needed (replacement of all tiles, wall repairs, pool painting, concrete deck repair, caulking to prevent leaks, grate and valve replacement) in order to save the pool. All repairs to be completed by the end of October.**
- c. Maintenance (includes Board vote for concrete work, 1536 window, 1536 rear fence removal)- *Chuck M.* **\$19,011 in concrete work on 14 units approved (several stair replacement will require a railing installation). Clubhouse will be closed on October 21st. Various homeowner requests at 1536 (front door, side lights, deck repairs) approved as part of the home remodel. \$17,000 worth of siding replacements being done in October/November.**
- d. Landscape (includes Board vote for various HO requests)- *Kirk K., Denise M.* **1530/32 retaining walls – Denise working on a design for this and will talk to the homeowners. Buckthorn cleanup on October 11th with 9 volunteers completed – photos of this on the website. Last brush pickup for Geneva is November 10th.**
- e. Real estate news **1501, 1512, 1548, and 1574 on the market. 1574 closing on 10/27.**
- f. Clubhouse rentals- *Cindi K* **We had one rental in October and everything went well.**
- g. Website status- *Denise M.* **Website is up-to-date. Buckthorn cleanup pictures posted. 225 views on the website this month. 2015 homeowners' assessment coupons posted. Newsletter – Jill Frister taking over the newsletter and proposed the purchase of acrylic literature holders to post by the mailboxes to avoid having to mail newsletters each month – approved by the board.**
- h. Compliance Management- September report, follow-up, review of procedures **Current review of screen door compliance. Contract ends in November.**

6. Old Business

- a. Status of new Rules and Regulations distribution- Current- 2 HO outstanding- next steps
Still need to get 2 HO up-to-date. Messages sent to homeowners was not returned. Reminder – HO handbooks must be given to a board member when selling your home/moving. The board will pass the handbook to the new homeowner.
- b. HO Insurance “project”- Status of research **Many homeowner associations having difficulties getting insurance agencies to add HOA as “additional insured” on HO insurance policy. State insurance board may be able to force insurance agencies to do this. Bob will follow up with his insurance provider to get their refusal to add additional insured in writing.**
- c. Snow Removal Contract- vote **Pat White Construction quoted for the same price as 2013. Homeowners need to put stakes in the ground at the ends of driveways prior to 11/15. If there’s a car in the driveway, it won’t get plowed. Kirkwood HOA must call Pat White Construction when plowing is required. Quote approved by the board.**

7. New Business

- a. Annual Board Meeting items review – **Board will put together a list of 2014 accomplishments along with goals for 2015 HOA board. Copy of 2015 budget and “Candidate Come Forward” notices being mailed to all homeowners on 10/21.**
- b. 2015 Budget **Approved by the board.**

8. Next Meeting November 23, 2014, 1:00 PM – Geneva Public Library

9. Adjournment

10. Executive Session

- a. Compliance issues, fines, other