

**KIRKWOOD HOMEOWNERS ASSOCIATION  
BOARD MEETING**

September 15, 2014 6:30 PM Kirkwood Clubhouse

**MINUTES**

1. Call to order
2. Establishment of quorum/Board members present/absent **Quorum established. Chuck P., Chuck M., Kirk K., Jim F., Bob J. and Scott H. present. Brad T. absent.**
3. Approval of August 18, 2014 Minutes
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 regarding Halloween and Thanksgiving decorations – can the 7 day period for decorations be extended? The issue resulting in the 7 day period was due to landscaping. Seasonal decorations on the front porch/stairs in the immediate area surrounding the house can be displayed for longer than 7 days, as long as they don't interfere with landscaping, snow plowing, etc.**
  - **Request for a dumpster to stay at a residence for 10 days (3 day limit in the by-laws). Approved, given that the dumpster is removed within 10 days.**
  - **Landscaping question – could a homeowner pay to get landscaping renovations done ahead of schedule, for the board to reimburse them at a later date (when scheduled)? The board will review the situation in question and provide a recommendation to the homeowner.**
5. Regular Reports
  - a. Financial- *Chuck M.* **\$131,045.25 available. Financials are strong. Some unexpected projects outside of budget (roof repairs) coming up. Other areas will come under budget to offset these expenses.**
  - b. Pool *Chuck P.* **Maintenance was done to the pool after it closed. Pool was painted and all of the tile was replaced. During tile replacement, some walls were compromised which needed to be fixed. Hydrostatic valve was not operational and needed to be fixed as well. Total cost was \$14,000. Request for quote to Aquajoy to open/maintain the pool next summer for \$9,000 plus the cost of chemicals.**
  - c. Maintenance (includes Board vote for various work requests)- - *Chuck M.* **Rear roof of 1519 and 1521 will be replaced. Siding and concrete work to be done this fall. Drainage issues to be addressed in the fall as well. Window replacement for 1547 approved by the board.**
    - **Driveway work approved for a total of \$19,900 to be scheduled with Damico Paving.**
      - **Full replacements: 1516, 1518, 1532, 1539, 1555, 1560, 1562, 1588**
      - **Half replacements: 1507, 1520, 1528, 1530, 1535, 1564**
      - **Clubhouse drive – 2 curb cuts and 10 feet of replacement on each side**
  - d. Landscape (includes Board vote for various HO requests)- Status of proposals - *Kirk K., Denise M.* **Kirk has received proposals from 4 vendors for 2015 – waiting on 1 more – to cover landscaping and snow plowing.**

**Denise is working on retaining walls for 2014 and quotes for 2015. Groundcover removed at 1508. Proposed buck thorn cleanup in October (brush pickup day is 10/13).**

- e. Real estate news **1536 sold, closes 9/16. 1501, 1512, and 1574 on the market.**
- f. Clubhouse rentals- *Cindi K* **No requests for clubhouse rentals.**
- g. Website status- *Denise M.* **Website is up-to-date with current minutes, agendas, and meeting times.**

## **6. Old Business**

- a. HO Insurance “project”- Status **Jim Van Spankeren volunteered to research the rules for insurance companies to refuse adding “additional insured” to a homeowner policy. The insurance company must honor the association’s request to add as additional insured.**

## **7. New Business**

- a. Snow removal for 2014/2015- Review and vote on contract **Approval of snow removal contract deferred to October.**
- b. Closing for winter of the Clubhouse after the Oct. 20 meeting
- c. 2015 Budget **Preliminary numbers reviewed by the board. Budget to be approved in October.**

## **8. Next Meeting October 20, 2014, 6:30 PM – Kirkwood Clubhouse**

## **9. Adjournment**

## **10. Executive Session**

- a. Compliance issues, fines, other

Deferred to Executive Session

- a. Status of new Rules and Regulations distribution- Current- 2 HO outstanding- next steps
- b. Compliance Management- August report, follow-up, review of procedures