

**KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING**

July 20, 2015 6:30 PM Kirkwood Clubhouse

MINUTES

1. Call to order
2. Establishment of quorum/Board members present/absent: Rand B., Jim V., Darrell E., Jim F., and Sandy S. present. John B. absent. Quorum established.
3. Approval of June 15, 2015 Minutes. Minutes approved.
4. Homeowners Forum- Policy on storage pods and driveway play equipment was discussed with further discussion being agreed upon. Homeowner reported a roof leak, which will be attended to.
5. Regular Reports-
 - Financial- Darrell E. Financials are strong. Budgets for maintenance projects were discussed.
 - Maintenance- Siding/painting- Cycle of unit painting was discussed. It was noted that weather has hampered the start of painting and siding replacement, all of which is now underway. Front door painting was discussed. Downspout/drainage problem evaluation is ongoing.
 - Concrete/driveways: Concrete work is scheduled to begin at or near August 1st. Replacement of seven driveways (1509, 23, 33, 35, 49, 69, and 1584) including curb cutting was voted on and approved. Work will be done by Damico for a total of \$17,500.
 - Trees- Contract for removal of large trees at 1580 and the clubhouse was voted on and awarded to Green Scene Tree Care for \$7,000.
 - Real Estate-Units 1501, 1514, 1521, 1536, 1590, and 1598 are on the market.
 - Roofing- Contract for complete replacement of roofs at 1546 and 1548 to Thunderbolt Roofing was approved for \$23,500, with a third roof being approved not exceed \$11,000.
6. Open issues-
 - Clubhouse project- Homeowner Survey has been sent to all homeowners, which included information on plan for clubhouse. Responses will be compiled for review.
7. New Business- Drainage problems at 1596 were discussed. Debris behind clubhouse will be hauled away by Pat White Construction.
8. Next meeting will be at the clubhouse on August 17, at 6:30 P.M.
9. Adjournment was at 7:37 P.M.
10. Executive Session: Compliance issues, other.