

**KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING**

August 17, 2015 6:30 PM Kirkwood Clubhouse

MINUTES

1. Call to order
2. Establishment of quorum-All Board members present. Quorum established. The appointment of Jon Hauser to the Board was announced. He replaces former Board member Doug VanDe Mark who has left Kirkwood.
3. Approval of July 20, 2015 Minutes. One needed correction was noted by Jim V., that concerning driveway work approved by Board for \$23,430 to Diamico. Work is for replacement of seven driveways w/curb cutting, but should also have noted this includes seal-coating of 77 driveways plus clubhouse drive.
4. Homeowners Forum- Homeowner presented ideas concerning drainage improvement work currently underway in area between 1566 and 1568. Work in that area was further explained. Bare tree roots being scalped by mowers was brought up. Plantings at 1567 was brought up by homeowner. Gate request for 1535 was approved.
5. Regular Reports-
Financial- Darrell E. Financials are strong. Budgets for maintenance projects were discussed.
Maintenance-
Siding/painting- Projects are ongoing and currently under budget.
Concrete/driveways: Concrete work permits are being secured by contractor. Replacement of seven driveways (1509, 23, 33, 35, 49, 69, and 1584) including curb cutting is to begin on August 30th or 31st by Damico. Curb notching vs pop-up drains was explained.
Trees- Replacement tree plantings were discussed. Stumps are to be removed at 1526 and the clubhouse.
Real Estate-Units 1501, 1514, 1521, 1590, and 1598 are on the market.
Roofing- Replacement of roof fronts on 1559 and 1561 was proposed not to exceed \$14,000. Motion passed.
Landscaping- Sandy S. has met with contractor for block wall work at various sites.
6. Open issues-
Clubhouse project- 35 Homeowner Survey responses have been received thus far from homeowners. Renting of future clubhouse was discussed, as was feasibility of year-round use.
7. New Business- Damage to concrete caused by salt and other ice-removal chemicals was discussed. Use of sand as an alternative was endorsed.
8. Next meeting will be at the clubhouse on Sept. 21, at 6:30 P.M.
9. Adjournment was at 7:45 P.M.
10. Executive Session: Compliance issues, other.