

**KIRKWOOD HOMEOWNERS ASSOCIATION  
BOARD MEETING**

August 18, 2014 6:30 PM Kirkwood Clubhouse

**AGENDA**

1. Call to order
2. Establishment of quorum/Board members present/absent **Quorum established. Chuck P., Chuck M., Jim F., Kirk K, Bob J., and Scott H. present. Brad T. absent.**
3. Approval of July 21, 2014 Minutes **Approved**
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.
  - **Weed issues reported at 1543 and elsewhere throughout the neighborhood. Kirk to follow up with Accurate Edge to look into the problem.**
  - **Large animal waste behind 1541/1543. Coyotes have been reported in the area lately.**
  - **Board to follow up on roof leakage issues.**
5. Regular Reports
  - a. Financial- 2014 budget review, 2015 Budget- (includes fee increase)- *Chuck M.* **\$137,611.70 available. We are in good shape but a lot of budgeted maintenance is yet to be completed. 2015 budget needs to be finalized in October. The monthly assessment will not be increased in 2015.**
  - b. Pool *Chuck P.* **Pump and motors replaced – saved about \$600 compared to repairing old versions. Pool will be closed September 2<sup>nd</sup>. It will be cleaned and painted after close.**
  - c. Maintenance (includes Board vote for various work requests)- Additional concrete work, driveway repairs, roofs- *Chuck M.* **Concrete and drainage issues to be addressed soon – units to be fixed to be determined by quotes/budget. Driveways to be addressed soon. Homeowner requests: Storm door replacement approved for 1519. Radon remission vent approved at 1548. Deck extension at 1561 approved.**
  - d. Landscape (includes Board vote for various HO requests)- RFP for 2015/2016 contractor status *Kirk K., Denise M.* **Kirk sent out RFP for 2015/16 to 5 different contractors. Quotes need to be received by September 15<sup>th</sup>. Contractor to be approved upon induction of new Board Directors in December. 1558 request to cut own grass approved. Pat White Construction removed ground cover from a few homes. Poison ivy removed from 1568. Trees/stumps removed at 1518. Planted trees at 1543, 1501, and 1592. Chuck and Denise went to the County to get more information on Kirkwood boundaries/property lines; to the east of Kirkwood, our property ends roughly 5 feet before sidewalks along Kirk Road; to the north of Kirkwood between the bike path, ComEd owns property after 1-2 feet from the homes.**
  - e. Real estate news **No news to report.**
  - f. Clubhouse rentals- *Cindi K* **No requests for clubhouse rentals.**
  - g. Website status- *Denise M.* **Website is up-to-date. \$30 bill for hosting the website received – annual charge.**
  - h. Compliance Management- July report, follow-up, review of procedures

**6. Old Business**

- a. Status of new Rules and Regulations distribution- Current- 2 HO outstanding- next steps
- b. HO Insurance “project”- Issues, status of compliancy-next steps for non-compliant.  
**Issues with insurance companies not allowing Kirkwood as an “additional insured.” Possibility to attach a legal waiver with insurance document if provider doesn’t cooperate. Also another way to cover Kirkwood with different phrasing – Sandi Smith to send information on this. Jim V. volunteered to check with state insurance regulatory committee to get clarity on the situation.**
- c. Call for HO volunteer- Input to list, letter-Review and vote to post **Defer to September. Board members to review Kirk’s initial list of volunteering roles prior to September meeting.**

**7. New Business**

- a. Vote on Director resignation effective 11/23/14 **Resignation confirmed.**
- b. Fences- Discuss status of non-compliance, etc. **Deferred until September.**
- c. Snow removal for 2014/2015- Review and vote on contract **Waiting on 2 more contracts. Vote in September once contracts received.**
- d. Annual meeting – Date- (11/23/14), location (Geneva Library), procedure review **Annual meeting scheduled. Note, no dates available in December. Kirk to mail out information prior to the meeting. Budget will be finalized in the October meeting.**
- e. Notice of Director vacancies for 2015- Vote to post

**8. Next Meeting September 15, 2014, 6:30 PM – Kirkwood Clubhouse**

**9. Adjournment Meeting adjourned at 7:46 P.M.**

**10. Executive Session**

- a. Compliance issues, fines, other