

KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING
April 16, 2018 6:00 PM Geneva Public Library

- 1) Call to order. 5:58 PM
- 2) Establishment of a quorum: Board members present were Rand Briggs, Jim Forni, Jean Stone, Sandy Smith, Liz Studer, Diane Ball, and Mary Boen. Quorum established.
- 3) Approval of minutes from the March 20, 2018. There were no corrections or additions, so they were approved as written (Boen/Ball).
- 4) Reports:
 - a) Financials: The reserves were \$230,180 as of March 31,2018.
 - b) Real Estate: 1580 and 1566 have closed. 1535 is being sold privately. 1501 is back on the market with a new realtor. 1514 listed, and 1562 is being vacated and will soon be listed.
 - c) Maintenance: The rear of 1500-1510 needs resolution of drainage problems. Development of a plan and contractor selection is in process. 1584 needs siding repair. 1576 is on the list for finishing in front where steps were replaced and the siding under the deck will be inspected. The drain in front of 1513 is receiving an abnormal amount of water that is draining continuously into the unit's sump. Further investigation is needed. The units that back up to Kirk Road also have drainage problems, including standing water between the units and the road. Underbrush needs to be cleared.
 - d) Landscape –1518: landscapers did not blow out leaves/remove twigs at first clean up. Will be sure to do this on their next visit. 1501: will quote improvements to side yard and will replant front bed. 1510/1512: will replant with flowering bushes in early May. Mulching: Entrance, tree rings and common beds will be mulched at end of May/early June. Grub control: end of June. Trimming: Flowering perennials/shrubs done, ground cover and hedges will follow. (*Homeowners: Be sure to mark with red ribbons what is not to be trimmed*). Trees 15 feet tall or less will be trimmed and pruned. Fertilizing will be done 3 times/year, first application in April/May. Weed killer to be applied twice a year, May will be the first application. Grass cutting day will be Friday.
- 5) Old Business:
 - a) Kirkwood Community Center. Once permits are in place construction can proceed, except for the plumbing for the pool. Work related to the pool is delayed pending satisfaction of state requirements that drawings and work be done by pre-qualified, state-approved contractors. Partial financing for the project is being obtained to expedite the building replacement process.
- 6) New Business:
 - a) Maintenance and landscape request votes: None
 - b) Other – none
- 7) Next meeting: Monday, May 21, 2018, 6:00 p.m. at the Geneva Public Library
- 8) Adjourn to Executive Session (Ball/Forni) – 6:58 p.m.
- 9) Return to regular session – 7:49 p.m. No further business
- 10) Adjourn – 7:50 p.m. (Stone/Ball)