

**KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING**

July 19, 2016 6:00 PM Geneva Public Library Geneva IL

MINUTES

1. Call to order
2. Establishment of quorum-Board members Rand Briggs, John Bray, Jon Hauser, and Jim Forni present. Quorum established.
3. Approval of June 13, 2016 Minutes. Minutes were approved.
4. Regular Reports-
 - Financial- All bills are paid. There will be some adjustments to line items in budget, particularly roofing due to higher-than-forecasted expenditures in that area.
 - Maintenance-Jim Van Spankeren (Maintenance Committee) Siding replacement on units 1594, 1596, and 1598 (south side) is ongoing. Fascia work is also ongoing. Gutter cleaning was also discussed.
 - Grounds- (Sandy Smith) Grass re-seeding is ongoing. Retaining wall work is ongoing.
 - Trees- (Jim Forni) Our neighbors Averill Arbors have requested removal of a tree on Kirkwood property which is dying and endangering one of their residences. We will obtain quotes for its removal.
 - Clubhouse Demolition- Motion was made to seek bids for clubhouse demolition excepting the garage and pool support room from Alpine Demolition, Pat White Construction, and Property Recycling. Motion passed. Removal of the tennis courts will not be included in these bids.
 - New Business- PAINTING- Motion was made to award contract for washing and staining labor on units 1501 thru 1507, 1519 thru 1527, 1504, and 1544 to Bob's Painting and Decorating for \$16,565.00. Motion carried. DRIVEWAYS- Due to ongoing roadwork and gutter replacement on Kirkwood Drive, a motion was made to postpone any scheduled driveway replacements until next season. Motion carried. MAINTENANCE REQUEST APPROVALS- 1578 deck replacement was approved per submitted plan and drawing. 1522- Screen door replacement. 1536- Brick patio approved per submitted plan and drawing. 1524- Shrub replacement per submitted drawing to be paid for by owner.
 - Also discussed was homeowner landscape maintenance and watering, portable basketball goal, and garage doors being open for prolonged periods.
5. Executive Session- Compliance issues, etc.
6. Next meeting will be Monday, August 15, 6:00 p.m., at the Geneva Library.
7. Adjournment was at 8:38 P.M.