

Notes from the January Meeting:

Home Owner Forum

- Homeowner questioned why the snow removal was so late on the day after it snowed. It was explained that we wait until 3 inches has fallen and the snowfall has slowed down so we pay for only one pass. We pay a snow removal fee every time the company comes out to remove snow.

Financials

- The reserves are \$217,599 as of 12/31/17.

Real Estate

- 1580 is vacant and on the market, but not sold. 1517 is for sale.

Maintenance

- 1560 reported a leaking roof, which Thunderbolt will investigate, along with examining the top of the chimneys.
- 1516 reported water draining from gutter onto the driveway – possible plugged downspout.
- No new Maintenance request forms received.

Landscape

- No report

Board Members

- It was announced that Liz Studer volunteered for a 2 year term since we had a vacant position. Welcome Liz!
- **2018 Directors are:**
 - Rand Briggs, President
 - Jean Stone, Secretary
 - Sandy Smith, Treasurer

Service Building Project

- The Board approved to proceed with the building project. The cost of the project is approximately \$235,000. \$100,000 of reserve money will be used to get the project started immediately. Jim Forni will contact the general contractor to begin getting the necessary building permits.
- The Board also approved to take out a 5 year loan for \$175,000 to fund the balance of the project. Financials are strong enough to allow us to make a monthly loan payment and still service our properties at the same level we have done in the past years.
- Barring no unforeseen circumstances, the goal is to have the pool open for the summer season!

Additional Notes:

MH Construction of Geneva will be the general contractor. They were also the general contractor for the demolition of the clubhouse. The quote includes the pergola, slab foundation, and new mailboxes. It does not include the pool fence or parking lot. There will be no need for an increase in the monthly assessment fee with the acquisition of the loan from Chase Bank, which has been doing business with Kirkwood for a long time.

A motion was made and approved for storage fees of the pool and clubhouse equipment.

With the recent light snow fall, one homeowner used her leaf blower to remove the snow!