

July 17th Meeting:

Homeowners Forum

- Concern was expressed that multiple home owners are not in compliance with rules and regulations. The dumpster remaining after 3 allowed days was cited as an example.
- This is a reminder that association regulations allow only 3 items of decoration in the front of homes. This includes wreaths on the front door and planters as a part of the 3 items.
- Parking remains an issue. To allow emergency vehicles, buses, delivery trucks etc. to get through, please make sure cars are parked only on one side of the street in your area. So this means, if someone has already parked on the outside lane in your section, please follow suite when parking your car in the street.

Financial

- Bank balance as of the meeting date is \$198,352.11. Income and expenses remain in line with expectations. June, July and August are traditionally months with high expenses because of maintenance and landscape expenses. We continue to defer routine expenses, but will address any pressing maintenance or repair problems.
- Several homeowners are overdue in HOA payments and the accountant will be instructed to send out a registered letter that payment is due immediately. If not received, the outstanding account will be referred to the association's attorney for legal action.

Real Estate

- 1501 and 1576 are currently on the market, listing for \$234,900 and \$289,900 respectively. 1551 will close next week.

Maintenance

- 1576, 1578 and 1582 had complete roofs replaced.
- 1561 had roof leak repair, gutter and siding repair and downspouts installed.
- 1561, 1569 siding replaced

Landscape

- Grub application done in July

- 3rd turf application in August (fertilizer and weed control)
- New plantings for 1551,1553,1555 that received new landscape walls last year
- 1501 agreed to have the board clean up their front landscaping. The board thinned out shrubs. Tecza can complete the project and shorten up the bed, till the soil, and reposition existing shrubs for \$125. The board voted and approved this expense.
- Honeysuckle between 1510 and 1512 is overgrown and out of control. Board voted to remove the overgrowth and have the area seeded to grass. Next year the board will consider replacement shrubs or plants to address privacy needs.
- Next city shrub pick up is August 14

Kirkwood Service Building

- Survey is now completed and will be sent to the architect to create the actual building plan. Once this document is created, it will then go out for bids to contractors. If all goes as planned, we will be getting bids sometime this fall.
- The goal for this project is no loan or special assessment to homeowners.

Notice

- The board will be scheduling the yearly routine inspection of properties within the next 2 weeks looking for homeowner compliance with regulations. If problems are identified, the homeowner will be notified by letter.

Next Meeting: August 21 at 6 pm - Geneva Library in the Program Room