

March 17, 2014

Kirkwood Homeowners' Meeting

Before the meeting, a homeowner (1522 G. Miller) was asking for Board Approval for a rear window in her unit to be approved. The Board approved it with the condition the window color be changed to BROWN on her sample sheet.

The first 2014 meeting was called to order at 6:35 pm at the Clubhouse with four Board members present and two homeowners. The Board accepted the resignation from Cindi Kruse. There was a discussion on two Board members in one family and about the lawyers.

Election of Officers could not be done, because there needs to be seven Board members and currently there are four. Acting interim:

President: Chuck Pedersen

Secretary: Kirk Kruse

Treasurer: Chuck Marks

Scott Healy will record the minutes for the Board.

Reports:

Financial: As of Feb. 28, 2014, the balance is \$123,385.07. We are over budget on snow removal but do not have a final number as some bills are outstanding still.

Pool: The pool cover will be removed later this week to access what damage has been done this winter, if any. Chuck will order extra DE grids for the pool in case something goes wrong, and we have back up. Cost depends on which quality we want: Approximately &700 for expensive ones, vs. about \$450 for cheaper ones. Questions on pool upkeep, costs, frost line this year and concrete pool walls.

Maintenance: There have been lots of roof leaks this winter and quotes were obtained from two companies, Thunderbolt and Competitive Exteriors. There is an issue on 1553 that may be under warranty still.

Quotes:

1555 Thunderbolt@\$7490 Competitive Exteriors \$2560

1553 Thunderbolt@\$7490 Competitive Exteriors \$2560

1512 has roof and chimney problems. \$195 for chimney repair, \$3150 for roof. Chuck M. said he would go with Thunderbolt to fix these and try out Competitive Exteriors for the other roof problems.

Landscape: Kirk Kruse will contact Accurate Edge to set up a meeting. Denise Marks reported that last year's designs were approved by homeowners in areas where there was drainage or repairs done. Discussion on one homeowner's landscaping.

Declaration, Rules & Regs.:

The By Laws were approved to be recorded tonight.

There was a discussion on five vs. seven Board members, and why it was left at seven. The paint list for Kirkwood colors will be added to the handbook as well as a Fee/Violation Fine List. New Landscape and Architectural Forms were done.

OLD BUSINESS:

Pool Fence: The new pool fence put in last summer needs to be repaired. Peerless Fence will come out to fix it after seeing the poor job they did.

Stair Railings: Kirkwood is looking for someone to install railings on new concrete steps replaced in Kirkwood. Kirk Kruse will check to see if this is a required item or code.

Pool: The state has classified our pool as a commercial pool.

NEW BUSINESS:

There is a compliance issue with a door that was recently installed at 1540. The homeowners submitted plans for it and the Board approved the color and style, but the homeowner's modified the plan, and did not follow the procedure. (Review of Rules and Regs. to update this violation). A letter will be sent to the homeowner and fined \$250 for not complying, as this action will set a precedence.

Discussion of possible Board members.

The goal is to approve the new Rules and Regs. at the April meeting. Discussion on distributing.

Real Estate: 1502 has been sold and will close the end of the month.

Cindi Kruse volunteered to be the Clubhouse Manager.

A motion was made and approved to get a security camera to monitor areas like the clubhouse and pool for less than \$500. Installation will be at \$20 per hour.

Landscape Meeting: TBD We will do the mulch project again this year, but earlier, and coordinate with the landscaper.

Website: Updated

The next Board meeting is April 21, 2014 at 6:30pm.

The Board adjourned at 8:55 pm

Executive Session