

### Kirkwood May 2020 Board Meeting Highlights



#### Financials

- HOA assets were \$212,628.74 as of April 30, 2020.
- Balance due on loan is \$180,305.

#### Roofs

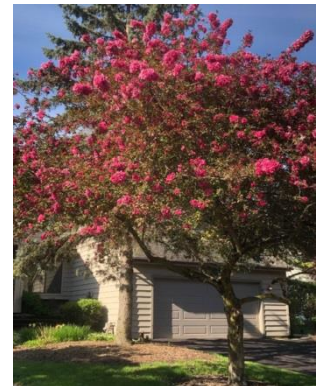
- Motion made and carried to approve Countryside Roofing bid of \$15,120.86 to replace roofs at 1556 & 1558. This bid is considerably less than the \$22,000 bid from Showalter Roofing.
- 1532 reported a roof leak near the fireplace; Showalter Roofing has repaired.
- 1518 reported 2 holes in the attic plywood, but it is not leaking. There is leaking in the garage after a heavy rain. 1518 is included in work that is currently out for bid for roof replacements in 2020 or 2021.

#### Gutters

- Motion made and carried to approve Apple Siders bid of \$2,044 for gutter work at 1537, 1553, 1513, 1526, 1543, 1564, 1568 & 1545. Apple Siders will re-evaluate the gutter issues at 1561.

#### Trees

- Motion made and carried to approve Green Scene bid of \$3800 for tree trimming/removal at 1520, 1521 & 1548. ComEd has notified the HOA that they will not remove the large dead oak behind 1576. Green Scene reduced their price from \$7000 to \$6000 to remove this tree. We will get at least one more estimate.



#### Siding/Painting

- Preemo anticipates beginning work in June on 1584, 1586, 1588, 1590, 1592, 1594, 1596 & 1598.
- Motion made and carried to approve Preemo bid of \$350 to replace fascia board at 1542 and \$150 to paint front door trim at 1561.
- 1548 reported woodpecker holes in siding at 1546 & 1548
- 1517 reported rotted fascia board. We will get cost estimate from Preemo to repair these issues.

#### Concrete/Railings

- Glen Galis anticipates beginning concrete work in June at 1567, 1550, 1522, and 1556.
- Peerless Fence will install railings at 1567 & 1530 after concrete work is complete. Motion made and carried to approve additional \$375 cost for railing work at 1530.

#### Drainage

- After the heavy rains May 16 & 17, several homeowners reported water leakage in their basements ranging from seepage to flooding. The affected units were 1513, 1514, 1528, 1536, 1547, 1555, 1557, 1594. The Board is actively working on a master plan to address drainage issues in Kirkwood.



### Landscape

- Mulching in front of the units will be completed in the next week or two.
- Motion made and carried to approve landscape request from 1517.

**Driveways:** Damico anticipates beginning work in mid-late June.

### Pool

- Motion made and carried to keep the pool closed for the 2020 season unless all Covid-19 "Restore Illinois" restrictions are lifted by July 1.
- Aquarius Pools will provide an estimate to repair plaster and paint the pool.

**Old Business** – Property Management Companies – The Board has selected two Property Management companies for final interviews: Northwest Property Management (Geneva) and Property Management Techniques (St. Charles).

### New Business

Motions made and carried to approve the following Architectural Requests;

- 1517 – replace storm door
- 1574 – replace deck flooring with Trex boards
- 1535 – extend rear deck by 3 feet and replace flooring with Trex boards.

### Next Kirkwood Meeting

Monday, June 15, 2020  
6:00 PM  
via Conference Call

## KIRKWOOD NEEDS YOU!

Several of our current board members will complete their elected terms in December and have indicated they will not seek re-election to the board for 2021/2022.

Homeowner participation is critical to a successful HOA and we are seeking individuals to fill the vacancies. This is a great way to serve your community and help maintain Kirkwood as a desired neighborhood to call home.

We realize that a self-managed HOA requires an extraordinary amount of time and commitment from board members and for this reason many homeowners are hesitant to serve on the board.

*To address this concern, and others, we are researching and interviewing Property Management companies to determine if a professional manager would benefit Kirkwood.*

If you are interested in serving on the board, or have questions, please call the management number and select 9 for Board. One of our board members will contact you to answer your questions and discuss how you can contribute to the Kirkwood community.



### Gutters & Window Wells

In light of the recent heavy rains, we want to remind all homeowners to ensure that their gutters are clean to avoid a waterfall near the foundation during a heavy downpour.

It's also a good idea to check your window wells to ensure that they are clean of leaves and debris and there is no obstruction in the drain pipe.

**Yard Waste/Brush Pick-up next collection date:  
June 8.**