

KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING
March 17, 2016 6:00 PM Geneva Public Library Geneva IL

MINUTES

1. Call to order
2. Establishment of quorum-Board members Rand Briggs, Darell Edwards, John Bray, Jon Hauser, and Jim Forni present. Quorum established.
3. Approval of February 8, 2016 Minutes. Minutes were approved.
4. Homeowners Forum- Landscaping and general poor condition of lawns was discussed. Gutter color plan and painting of garage doors/front doors was discussed. Kitchen exhaust venting and architectural change form was discussed. Street lighting and street condition was discussed.
5. Regular Reports-
 - Financial- (Darell Edwards) \$13,000 has been spent thus far, reserves are at \$137,000.
 - Maintenance-Jim Van Spankeren (Maintenance Committee) Quote from Pat White Construction was brought forth to replace concrete walks/stairs/stoops/landings at seven units totaling \$18,275. This expenditure was voted on and approved. Also approved was contract to Damico Paving to replace 13 driveways including curb cutting not to exceed \$29,000. Proposed and quoted (Thunderbolt) roof replacements for 1512, 14, 33, 35, 44, 60, and 1562 totaling \$67,355 were voted on and approved.
 - Clubhouse- (Rand Briggs) Damage to clubhouse and preliminary quotes received for remediation/repair/replacement was explained. The creation of a committee to explore clubhouse options and make recommendations to the Board for presentation to homeowners was proposed. It was further proposed this committee be made up of two Board members (Darell Edwards and Jim Forni) and five volunteer homeowners (to be determined), and that one of these homeowners should chair the committee. It was agreed upon to solicit volunteer homeowners for the five committee positions immediately. As time is of the essence, an initial progress report from this committee to the Board will be expected at the next meeting of April 18.
6. Other Motions- Motion was made to approve funds for Kirkwood tax preparation. Motion carried. Deck replacement request submitted for 1548 and fence replacement request submitted for 1580 were both approved by Board.
7. Executive Session- Compliance issues, etc.
8. Next meeting will be 6:00 p.m., April 18, 2016 at the Geneva Library.
9. Adjournment was at 8:15 P.M.