

KIRKWOOD HOMEOWNERS ASSOCIATION  
BOARD MEETING  
March 20, 2018 6:00 PM Geneva Public Library

- 1) Call to order. 5:57 PM
- 2) Establishment of a quorum: Board members present were Rand Briggs, Jim Forni, Jean Stone, Liz Studer, Diane Ball, and Mary Boen. Quorum established.
- 3) Approval of minutes from the February 19, 2018. There were no corrections or additions, so they were approved as written (Ball/Boen).
- 4) Reports:
  - a) Financials: The reserves were \$208,787 as of 2/28/2018.
  - b) Real Estate: 1580 has closed, but we do not yet have a move-in date or contact information for the new owner. 1566 is under contract and the owner has turned in her HOA manual, key, and pool tags. 1535 is being sold privately with a mid-June closing date.
  - c) Maintenance: Dan from Redpost Construction is working on siding repairs and chimneys.
  - d) Landscape – The large honeysuckle between 1510 and 1512 has been removed. Spring cleanup starts April 1<sup>st</sup>. 1500 and 1501 have erosion problems will need work to stop the flow of water. The units that back up to Averill (first and second buildings) need landscaping to improve their appearance. First, the drainage and downspout problems behind the first building need to be addressed. The woody vegetation behind the second building needs removal and a defined berm installed. This will be done in conjunction with the work behind the first building. Diane and Todd will do a walk-through in mid-April. We will also need to establish who will maintain the area: homeowners or the HOA.
- 5) Old Business:
  - a) Kirkwood Community Center. Permits are in progress, but work is delayed pending satisfaction of state requirements. As of now the plan is for work to begin in 2-3 weeks. Three trees will need removal to make room for the new building. The shrubs around the pool fence will need removal to accommodate the new fence. We hope but cannot guarantee that the pool will be open before Labor Day.
- 6) New Business:
  - a) Maintenance and landscape request votes: The request for adding risers to the deck stairs at 1535 was approved. 1520 requests that the arborist look into removing limbs over the deck.
  - b) To the list of unbudgeted expense items for the new building (pool furniture, pool tags, office furnishings, a computer, phone lines, and Internet access) we add landscaping and a new message board. It was suggested that we offer homeowners the chance to contribute towards the cost of new pool furniture.
  - c) Other – none
- 7) Next meeting: Monday, April 16, 2018, 6:00 p.m. at the Geneva Public Library
- 8) Adjourn to Executive Session – 6:42 p.m.
- 9) Return to regular session – 7:42 p.m. No further business
- 10) Adjourn – 6:59 p.m. (Stone/Ball)