

KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING
May 21, 2018 6:00 PM Geneva Public Library

- 1) Call to order. 6:00 PM
- 2) Establishment of a quorum: Board members present were Rand Briggs, Jim Forni, Jean Stone, Sandy Smith, Liz Studer, and Mary Boen. Quorum established.
- 3) Approval of minutes from the April 16, 2018. There were no corrections or additions, so they were approved as written (Boen/Forni).
- 4) Reports:
 - a) Financials: The reserves were \$221,851 as of April 30,2018. It appears that we will be getting a construction line of credit from State Bank of Geneva, which will allow us to fund building the Kirkwood Community Center without depleting reserves. Assessment fees will serve as collateral, and we will move our accounts to the State Bank of Geneva.
 - b) Real Estate:1535 is being sold privately. 1501 is back on the market with a contract pending. 1514 and 1562 are now listed.
 - c) Maintenance: The drainage problems at the rear of 1500-1510 will be corrected by Tecza. The drainage problem in front of 1513 has been resolved. Jim Forni continues to try to reach Thunderbolt regarding the roofs that leaked this winter. He is getting quotes from alternate contractors for re-roofing the front of 1537-9. There was further discussion of the drainage problems behind the units that back up to Kirk Road.
 - d) Landscape – The area between 1510-1512 will be planted. We received three new trees from the City of Geneva. Several ash trees will need to be removed: some are the City of Geneva’s responsibility (tagged), some are the HOA’s responsibility. ComEd is trimming and removing trees behind 1550-1554, along the bike path, as part of their maintenance program.
- 5) Old Business:
 - a) Kirkwood Community Center. Once permits are in place construction can proceed, except for the plumbing for the pool. Work related to the pool is delayed pending satisfaction of state requirements that drawings and work be done by pre-qualified, state-approved contractors. Because of those requirements, construction has been delayed enough that it is now highly unlikely that we will have the pool open this year. As of now, we hope to break ground in mid- to late June.
- 6) New Business:
 - a) Maintenance and landscape request votes: None
 - b) Other – Driveways: All driveways are scheduled for sealcoating this year, excluding the old Clubhouse area. Ten driveways need to be replaced.
 - c) Pest Control – Spraying of external foundations will be done starting Wednesday, May 23.
- 7) Next meeting: Monday, June 18, 2018, 6:00 p.m. at the Geneva Public Library (Program Room)
- 8) Adjourn to Executive Session (Forni/Boen) – 6:48 p.m.
- 9) Return to regular session – 7:42 p.m. No further business
- 10) Adjourn – 7:43 p.m.