

KIRKWOOD HOMEOWNERS ASSOCIATION
Board Meeting – Geneva Public Library
Tuesday, June 20, 2017, 6:00 p.m.

MEETING MINUTES

- 1) Call to Order – 6:00 p.m.
- 2) Establish quorum – Members present: Rand Briggs, Jean Stone, Sandy Smith, Jim Van Spankeren, and Mary Boen.
- 3) Homeowner's Forum:
 - Very noisy squeaking fan at either 1549 or 1551.
- 4) Approval of minutes from prior meetings:
 - April 19, 2017: Van Spankeren/Boen
 - May 16, 2017: Boen/Van Spankeren
- 5) Reports
 - a) Financial: Bank balance as of the meeting date is \$207,717. Income and expenses remain in line with expectations. We continue to defer routine expenses, but will address any pressing maintenance or repair problems. The check sent to the pest control company has not yet been cashed. Sandy will follow up to confirm that the accountant actually sent it. Jim V. reported that we will not spend the \$7,000 budgeted for seal coating, and he projects that actual expense will be roughly \$1,000.
 - b) Real Estate: 1501 and 1576 are currently on the market, listing for \$234,900 and \$289,900 respectively. 1570 sold for \$289,000.
 - c) Maintenance:
 - i) Jim V. reported that 1576-1578 roofs will be replaced and the garage roof at 1582 will be replaced.
 - ii) We have numerous siding repairs to make, but the contractor is busy so there has been no activity.
 - iii) With regard to staining, power washing is in progress, delayed by rain. One unit has been completed.
 - iv) Rand spoke to Bob's Painting and Decorating with regard to the finish problems we have with about half of our garage doors. Bob is confident that he has a process that will be effective for refinishing the doors. He will give us an estimate. We need to determine if the finish problems are getting worse over time by taking photos of a sample, then re-photographing them again next spring. **(Jean will do this)**
 - v) Front doors: some are blistering and we need to determine which ones. **(Jean will do this)**. We will need to put together a list of doors that need repainting for next year's budget. 1562 and 1590 were suggested.
 - vi) We have 3 drainage problems. One gutter problem will wait until next year. 1565 has holes in the gutter.

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- d) Landscaping: Plants have been ordered for 1551, 1553, and 1555 at a cost of \$835. Extra space will be filled with Sandy's hostas and corabells. Diane is looking for help this weekend to do the planting. Trimming of shrubs and ground cover will be repeated. Homeowners are reminded to put a red ribbon on any plants or shrubs that should not be trimmed. Grub application is scheduled for July. 1527 has a dead/dying tree behind it. **Perhaps Jim F. can remove it.** Some discussion on how to repair the path to the bike path – mulch, pavers, or both?
- 6) Old Business:
 - a) Kirkwood Service Building Status: The paperwork is in process, but we are waiting for the survey to be completed. The Building Committee will need to meet to finalize plans, then meet with Tim.
 - 7) New Business:
 - a) 1567 Architectural Change request – deck replacement, like for like. Approved (Stone/Smith)
 - b) Dumpster at 1519. Work still in progress.
 - c) Parking problem: We have numerous cars parked on both sides of the street, which represents a safety concern. There are also several cars that have been parked in the mailbox area for quite some time. A notice will be put in the newsletter and e-mail communications advising homeowners that if we cannot get cars parked in driveways and garages the Board will have to notify the city and they will implement parking restrictions. (Diane will be asked to include this in the newsletter, her e-mail updates, and to put a notice up in the mailbox bulleting boards.
 - d) The Board recognizes and thanks Jim F. for removing the fallen tree behind 1567.

The July HOA meeting will be held on Monday, July 17, at 6:00 p.m. at the Geneva Library.

ADJOURN TO EXECUTIVE SESSION AT 6:50 P.M.

RETURN TO OPEN SESSION AND ADJOURNMENT AT 7:40 P.M.