

KIRKWOOD HOMEOWNERS ASSOCIATION
BOARD MEETING
November 19, 2018 6:00 PM Geneva Public Library

- 1) **Call to order:** 6:08 PM
- 2) **Establishment of a quorum:** Board members present were Rand Briggs, Diane Ball, Jim Forni, Sandy Smith, Jean Stone, Mary Boen, and Liz Studer. Quorum established.
- 3) **Approval of minutes** from the October 15, 2018. There were no corrections or additions, so they were approved as written (Stone/Ball).
- 4) **Reports:**
 - a) **Financials:** HOA assets are \$146,272.67 as of October 31, 2018. Current assets are \$147,531.67. The balance sheet shows three accounts: The Geneva State Bank Operating account, the Geneva State Bank Reserve account, and the Chase Bank account. The Chase Bank account will remain open until all of the ACH withdrawals have been moved over to the Geneva State Bank.
 - b) **Real Estate:** 1514 has closed, and there are no additional units up for sale.
 - c) **Maintenance:**
 - i) **Roofing:**
 - (1) 1563-5 and 1598 roofs are complete.
 - (2) 1549 and 1551 are under review.
 - d) **Landscape:** No new activity to report other than the slit seeding that needs to be done. Scheduled to be completed before the end of the year.
 - e) **Trees:** The Park District removed and cut up the trees that fell at 1550 and 1554 during the last big storm. There is no further work on trees scheduled before next year.
- 5) **Old Business:**
 - a) **Kirkwood Community Center building** – Construction has begun! The footings have been poured and stripped, making the size and position of the new building visible. The loan paperwork is complete at the bank, and funds will be available for the first draw as soon as the builder's risk policy is in place. That policy is being drafted now, and we will pay a full year's premium, even though the building will be complete by Memorial Day. Unused premium will be applied to the fire and casualty insurance policy on the new building. We will no longer have a freestanding mail center. Owner mailboxes will be located along the side of the Community Center. They will be locking boxes and therefore much more secure. There will be a community bulletin board and a drop-box into which homeowners can put documents for the Board. As of now, we expect that the Community Center will be complete and the pool open by Memorial Day.
- 6) **New Business:**
 - a) A maintenance request was received from 1508 for concrete and a railing. That will be added to next year's project list.
 - b) Approved payment of a \$1,495.00 invoice from BRG Law Group for preparing the loan paperwork and getting a title clearance on Lot 22. (Ball/Boen)
- 7) **Next meeting:** Annual meeting on December 9, at 1:00 p.m. at the Geneva Senior Center. The only business to be conducted at this meeting is the election of the 2019 Kirkwood HOA Board.
- 8) Adjourn to Executive Session (Ball/Studer) – 6:54 p.m.
- 9) Return to regular session – 8:33 p.m. No further business
- 10) **Adjourn:** 8:35 p.m.