

Kirkwood Homeowners Meeting
September 18, 2017

The meeting began at 6:00 at the Geneva Library with a full quorum and two homeowners present.
Homeowners Forum:

A concern for the pool fence and access was discussed as there are more kids in the neighborhood playing around. There was also a discussion on building property lines versus common property. Another homeowner asked about a broken branch that was not taken down in her front area.

Financial: Approximately \$120K in reserves. The finances are now on a "cash" basis rather than an accrual system.

Real Estate:

1551: Title Switch
1501: Off Market
1576: Sold in September

Maintenance:

1576-1578: Concrete work for October by Pat White is pending
1500-1508: Drainage issues for next spring pending

Landscape: The service commenced leaf pick up and aeration and over seeding are to be done still.

Service Building Update: Drawings are done and bid will go out to general contractor, also, a meeting to be arranged with accountant to go over numbers. The pool is to remain but plans for a new fence and entrance need to be further reviewed.

New Business:

1572: Architectural Review for deck voted and approved. Plat of survey discussed about property lines.
Gutter Cleaning: Notifications to go out.

Rules & Regulation Changes:

The Board made observations on their walk arounds in Kirkwood and will make some changes to the Rules and Regulations at the next meeting regarding homeowner violations.
Look for a new Maintenance Alert form (which will be mailed to residents in violation).

The Board is reviewing some new changes for the Annual Meeting:

- Objects on siding in rear of homes
- Safety issues about basketball hoops/outdoor activities in the street
- Under deck discarded items, firewood, etc.
- Commercial vehicles

A new checklist is being drafted to enforce any violations. The Board has learned that a "kinder" Board is not working and curb appeal in Kirkwood is slipping. The hard part is enforcing and following up on any violations.

Maintenance Alert Form voted and approved with changes.

Insurance forms from vendor needed.

Next Meeting: Tuesday, October 17, 2017 at the Geneva Library at 6 pm.