



**BOARD OF DIRECTORS  
KINGSWOOD HOMEOWNERS ASSOCIATION  
MINUTES OF THE MEETING**

Meeting held on Tuesday, June 3, 2008 at 7:00 PM in Den A located in St. Charles City Hall, 2 E. Main Street, St. Charles, IL.

Present: Tom Boyle, Samuel Lombardo, and Bil Papp,

Absent: Tom McCormack and Susan Welter

Quorum present: Yes

Others Present: Cliff Carrigan, City Alderman

**Proceedings**

Meeting called to order at 7:16 PM by President, Samuel Lombardo.

Minutes of the May 6th meeting was reviewed and approved.

Minutes of the May 15th special meeting was reviewed and approved.

Alderman Carrigan reported on city codes and ordinances, advised the City will continue to monitor the situation.

**Management Company**

The MOTION to take the following action was passed; waive Annual Dues late fee for Homeowners that responded to second notice and promptly paid in full.

**Newsletter**

It was determined that a newsletter would be a periodic and ongoing communication tool between the Board and the homeowners. It was motioned and passed that a portion of the newsletter should contain an update of the Association's financial position.

**Web Site**

It was reported that the site had approximately 7,900 hits in May.

The MOTION to take the following action was passed; KHOA Board will use email to communicate with members that responded affirmatively to email subscription.

**Association Rules**

Rules and Procedures Draft was reviewed to facilitate the efficient operation of the Association.

**Landscape**

The monument lights are not working; HOA will try to mediate once more before calling an electrician.

Pond treatment bids need further clarification, will be reported at next meeting.

### **Homeowner Violation**

A first draft of possible rules for enforcing the covenants was reviewed.

The MOTION to take the following action was passed; KHOA attention requires the Board to tender a Notice of Covenant Violation to the homeowner.

### **Announcements**

The next Board meeting is Tuesday, July 8 at 7:00 PM at City Hall.

Meeting adjourned at approximately 8:35 PM

Minutes submitted by Secretary, Bil Papp