

# Kingswood Homeowners Association

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**Meeting Date:** January 17, 2024 – 7:00pm Central

**Meeting Location:** St. Charles Public Library with Zoom Option

## Zoom Information:

**Meeting ID:** 889 6174 8705

**Passcode:** 574979

<https://us02web.zoom.us/j/88961748705?pwd=MkFjVWZKK2c1MXV2Qjgya2ZmMGRuQT09>

## **Board of Director's Meeting Minutes**

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### **I. Call Meeting to Order**

- a. A motion was made by Jonathan to call the meeting to order at 7:02PM.
- b. The motion was seconded by Jake.
- c. Vote in favor was unanimous, motion passes.

### **II. Establish Board Quorum** – Jonathan Bierman, Jake Koors, Dave Sladek, Junaid Ansari and Ross Totten.

### **III. Homeowners In Attendance** – Gordon Marshall, Jessica Koors, Joseph McGraw, Rob Sweas, Hassan Lakhani and Chris Hollingsworth

### **IV. Approve Previous Meeting Minutes (10/16/2023 and 11/29/2023 Board Meeting)**

- a. A motion was made by Jonathan to approve the 10/16/23 and 11/29/23 meeting minutes.
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.

### **V. Treasurer's Report** – The Treasurer's Report was given by Jake Koors:

- a. Operating Funds:
  - i. Checking Account Balance: \$12,040.19 as of 01/11/2024
- b. Reserve Funds:
  - i. Money Market Account Balance: \$14,827.47 as of 01/11/2024
- c. Delinquencies: \$51,435.32 as of 01/11/2024

### **VI. Old Business**

#### **a. Review & Approve Revised 2024 Budget**

- i. The Board reviewed the revised 2024 Budget for the Association and answered questions from homeowners.
  1. A motion was made by Jonathan to approve the 2024 Budget.
  2. The motion was seconded by Ross.
  3. Vote in favor was unanimous, motion passes.

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## VII. New Business

### a. Ratify Approval of Accounting Only Management Contract

- i. In an effort to reduce operating costs (From \$13,000 down to \$4,800), the contract with PMT has been changed to accounting only. Accounting questions should be directed to PMT and all other inquires may be sent to the Board at [president@khoa.org](mailto:president@khoa.org).
  1. A motion was made by Jonathan to ratify the approval of the new PMT (accounting only) management agreement.
  2. The motion was seconded by Jake.
  3. Vote in favor was unanimous, motion passes.

### b. Foxfield Drive Retention Pond Beaver Issue

- i. Beaver activity was reported in November 2023 and several large trees have been damaged by the beaver(s).
- ii. The Board has taken preventative measures to protect the remaining trees by installing steel fencing around the trunks.
- iii. Initial estimates from trappers have ranged between \$3,500 and \$7,000 to trap the beavers.
- iv. The Board has contacted St. Charles, Kane County and the DNR to see if there is any municipal assistance that can be provided.
- v. The Board has also reached out to the new development (Charlestowne Lakes) to see if they are willing to help cover costs as well.

### c. Review of 2024 Service Contracts

- i. The Board is reaching out to the Pond Maintenance, Lawn Treatment and Tree Maintenance vendors to review contracts and potentially bid out these services to ensure rates are competitive.
  1. A motion was made by Jonathan to table further review of this topic until the April 2024 meeting when additional proposals have been obtained.
  2. The motion was seconded by Ross.
  3. Vote in favor was unanimous, motion passes.

### d. Homeowner Survey

- i. The Board will be working to put together a survey to gather homeowner feedback as it relates the HOA and will give homeowners the opportunity to provide comments as well.

## VIII. Open Forum was held and the Board responded to questions and feedback from Homeowners in attendance.

## IX. Adjourn Meeting

- a. A motion was made by Jonathan to adjourn the meeting to order at 7:33PM.
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.