**KINGSPOINTE OF NAPERVILLE** **CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

# June 22, 2020

The Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held by a virtual meeting due to the coronavirus and the Governor’s Stay-at-Home order on June 22, 2020. K. Murfay called the meeting to order at 6:01 p.m. and confirmed a quorum of the Board was present.

Present at the meeting: Kim Murfay

John Quigley

Dannette Hill

Julie Lagodney

Ellen Brooks

Judy Stepien

S. Elmore – EPI Management

Absent: Chuck Dolan

**MINUTES*:***

***Motion – Motion made by K. Murfay to approve the meeting Minutes from May 4, 2020 as presented. Seconded by E. Brooks. Motion unanimously approved.***

## GUESTS: The landscaper gave a report about what they are doing on the property.

**TREASURER’S REPORT - The Board reviewed the financial report as of May 31, 2020 as follows:**

Total Checking & Savings $ 75,656

Accounts Receivable $ 52,049

Total Other Assets $ 9,997

Total Assets $137,702

Total Accounts Payable $ 69,092

Total Other Current Liabilities $ 27,922

Total Equity $ 40,688

Total Liabilities & Equity $137,702

**Profit and Loss:**

Total Income $227,800 Budget $230,000 Under $2,200

Outside Services $ 57,139 Budget $74,300 Under $17,000

Office Expenses $ 1,752 Budget $2,850 Under $1,100

Insurance $ 23,300 Budget $27,300 Under $4,000

Misc. Repairs $ 19,710 Budget $22,854 Under $3,144

Utilities $ 16,060 Budget $17,611 Under $1,550 Net Income $16,118

Reserves Fully Funded $ 81,315

**COMMITTEE REPORTS:**

* **Landscaping Committee –** J. Lagodney reported that one Arborvitae has been removed. One tree was taken down by mistake but will be replaced. 5 trees along Gowdey and an Austrian Pine on Sheridan Circle will be planted. She is waiting for a second bid regarding the muskrats in the pond.
* **Newsletter/Website** – D. Hill reported that the next newsletter will come out in early August. Let her know if there is anything to add or send it to EPI.
* **Finance Committee** – J. Stepien had nothing to report.
* **Asphalt/Concrete** – J. Quigley and S. Elmore walked the property and are waiting for the driveway estimate to determine how many driveways will be done in 2020.
* **Rules & Regulations Committee** –K. Murfay had nothing to report.

**MANAGEMENT REPORT:** S. Elmore from EPI reported the following:

* Roofing Project – S. Elmore reported that Powell Ct has been finished and is waiting for gutters and the final inspection. The roofers will move on to Collin Ct and then to Donelson. Project should be completed by end of August, 2020.
* Driveway Replacement – S. Elmore reported that bid specifications will be sent out for driveway replacement and sealcoating. The bids will get the cost for one and two coats for sealcoating.
* Rentals – S. Elmore reported that the Association has reached the goal of less than 30% rentals
* Landscaping – S. Elmore reported that the bid for replacement plant material at the front sides and rear of the building is $21,516 and the budget is $7,000. Discussion of replacement plant material was tabled.

Discussion was held regarding using mulch or replacing it with stone which would be more maintenance free. The samples will be installed in the center and end unit of J. Quigley’s building and the center and end unit of C. Dolan’s building.

***Motion – Motion by K. Murfay to approve testing the stone landscape on a building or unit. Seconded by J. Quigley. J. Stepien and E. Brooks opposed. J. Lagodney abstained. Motion approved.***

* Tree Replacement – S. Elmore reported that the trees along Gowdey will be installed in two weeks.
* Siding Replacement – Discussion of siding replacement was tabled per the insurance claim.
* Exterior Lighting - S. Elmore reported that the lights have been received and he will have them installed at all coach lights.
* Vent Cleaning – S. Elmore reported that vent cleaning has been tabled because of the coronavirus.
* Fire Alarm Test – Fire alarm testing has been tabled due to the coronavirus.

**RULE APPEALS**: There were no appeals.

**MISCELLANEOUS CORRESPONDENCE**: There was no correspondence for the Board.

**INSPECTION REPORT:** S. Elmore reviewed the Inspection Report with the Board.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**OPEN FORUM:**

* Owner stated that there are signs on the parkways which is against the rules and they need to be removed.
* Owner asked about recycling the gutters. The contractor is hauling it away. It’s not worth anything.
* Owner asked about nail pick up in the streets. The contractor will use containers to collect debris and then haul the debris away.
* Owner asked about replacing the pine trees that are removed. Most of the trees will be replaced but it depends on spacing and ability to get the equipment in.

## ADJOURNMENT:

## *Motion – Motion by K. Murfay to adjourn the meeting at 7:11 P.M. Seconded by J. Quigley. Motion approved.*

**Respectfully Submitted: EPI Management Company, LLC**