

Kingswood Homeowners Association

Meeting Date: March 14, 2023 – 6:00pm Central

Meeting Location: Held via Zoom/Teleconference

Join Zoom Meeting:

Meeting ID: 864 4947 0444

Link: <https://us06web.zoom.us/j/86449470444>

Join by Phone via One tap mobile

One Tap Mobile: +1 312 626 6799 US (Chicago)

Board of Director's Meeting Minutes

- I. Call Meeting to Order
 - a. A motion was made by Nancy to call the meeting to order at 6:05PM
 - i. The motion was seconded by Jonathan.
 - ii. Vote in favor was unanimous, motion passes.
- II. Establish Board Quorum
 - a. Board Members Present: Lisa Newell, Jonathan Bierman, Nancy Williams, Frank Maurino
 - b. Owners Present: Rachel Brown, Ganesh, Chris Hollingsworth and uwewestphal
 - c. Other Parties Present: Tom Ruden (Community Manager)
- III. Approve Previous Meeting Minutes (02/07/2023 Board Meeting)
 - a. A motion was made by Nancy to approve the 02/07/23 meeting minutes.
 - i. The motion was seconded by Frank.
 - ii. Vote in favor was unanimous, motion passes.
- IV. Treasurer's Report was given by Jonathan Bierman:
 - a. Operating Funds:
 - i. Checking Account Balance: \$45,645.94 as of 03/10/2023
 - b. Reserve Funds:
 - i. Savings Account Balance: \$5,339.61 as of 02/28/2023
 - ii. Money Market Account Balance: \$21,396.72 as of 02/28/2023
 - iii. CD Balance: \$0.00 as of 02/28/2023
 - c. Delinquencies: \$4,393.55 as of 03/10/2023
 - i. A motion was made by Jonathan to close the Savings Account and move funds to the BMO Money Market Account.
 - 1. Motion was seconded by Nancy.
 - 2. Vote in favor was unanimous, motion passes.
- V. Committee Reports
 - a. Architectural Control Committee
 - i. The Board will be sending out a letter to remind Owners of what types of home improvement work require AAC review and approval.
 - ii. Email will also be sent to Owners to solicit volunteer interest.
- VI. Old Business
 - a. Townhome Shared Expense Planning for 2023 (Update)
 - i. Per February 23, 2023 email from Townhomes Board to Nancy, the Kingswood Townhome Association has agreed to the 2023 shared landscaping and pond maintenance expenses.

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VII. New Business

- a. 2023 Landscape Maintenance Contract
 - i. A motion was made by Jonathan to table approval of the 2023 landscape contract for additional review by the Board and vote at the next Board Meeting.
 - 1. Motion was seconded by Frank.
 - 2. Vote in favor was unanimous, motion passes.
- b. 2023 (Graf) Tree Maintenance Contract
 - i. A motion was made by Nancy to approve the Graf Tree Care proposal for 2023 tree and shrub maintenance in the amount of \$3,334.00
 - 1. Motion was seconded by Frank.
 - 2. Vote in favor was unanimous, motion passes.
- c. 2023 Projects
 - i. Erosion Control for Ponds
 - 1. McCloud Aquatics will be reviewing pond erosion and will provide recommendation for improvement.
 - a. Looking into a hybrid riprap (rock) and planting solution to improve erosion resistance.
 - ii. Pond Aeration System (Maintenance or Improvement)
 - 1. A motion was made by Jonathan to obtain an opinion from Kovitz Shifrin Nesbit on whether installation of a fountain/aeration system is considered maintenance or an improvement.
 - a. Vote in favor was unanimous, motion passes.
 - i. Regarding the motion to seek advice from counsel: The letter of request will be subject to board review and approval.
 - 2. Nancy made a motion to have this issue reviewed by a CPA as well as an attorney.
 - a. Vote in favor was unanimous, motion passes.
 - iii. Entrance Monument Garden Landscaping
 - 1. The Board discussed options for improving landscape/garden at entrance monument.
 - 2. Further discussion will depend on what is left in Landscape and Landscape/Pond Extras budget.
- d. Association Rules Enforcement
 - i. Lighting Violations
 - ii. Architectural Control Committee Approval for Projects
 - 1. The Board will be issuing a letter to educate Owners on Association rules and regulations and what projects require ACC Approval and the process for obtaining ACC Approval.

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VIII. Open Forum

- a. None

IX. Adjourn Meeting

- a. A motion was made by Jonathan to adjourn the meeting at 7:47pm.
- b. Motion was seconded by Frank.
- c. Vote in favor was unanimous, motion passes.