

**KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 12, 2022**

The Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held virtually on September 12, 2022. K. Murfay called the meeting to order at 6:00 p.m. and confirmed a quorum of the Board was present.

Present at the meeting: Kim Murfay
 John Quigley
 Dannette Hill
 Lori Wood
 Kimberly Galewski
 Judy Stepien
 S. Elmore – EPI Management

Absent: Lacey Garbar

MINUTES:

Motion – Motion made by K. Murfay to approve the meeting Minutes from July 11, 2022 as corrected. Seconded by L. Wood. Motion unanimously approved. L. Wood's name was corrected from DeKeyser.

GUESTS: There were no guests present at the meeting.

TREASURER'S REPORT - The Board reviewed the financial report as of August 31, 2022 as follows:

Total Checking & Savings	\$250,357
Accounts Receivable	\$ 25,291
Total Assets	\$302,952
Total Accounts Payable	\$ 14,318
Current Liabilities	\$ 68,866
Total Current Liabilities	\$ 83,184
Total Reserves	\$219,776
Total Liabilities & Equity	\$302,953

Profit and Loss:

Total Income	\$381,853	Budget \$378,414	Over \$3,439
Prof Services	\$ 23,331	Budget \$ 20,418	Over \$3,000
Outside Services	\$ 85,740	Budget \$ 95,919	Under \$10,189
Office Expenses	\$ 7,016	Budget \$ 6,858	Under \$157
Insurance	\$ 64,613	Budget \$ 58,491	Over \$6,121
Misc. Repairs	\$ 59,325	Budget \$ 52,167	Over \$7,158
Utilities	\$ 18,643	Budget \$ 14,072	Over \$4,571(water
Reserve Fund	\$106,498	Budget \$106,498	accrual)
Revenue vs. Expense	\$ 16,844 surplus		

COMMITTEE REPORTS:

- **Landscaping Committee** – Landscape meeting was held in August. The Board decided to have tree trimming done in the fall/winter and trees removed. The landscape walk will be held soon.
- **Communications** – D. Hill reported that the fall newsletter will go out in October.
- **Finance Committee** – Nothing to report.
- **Building/Grounds** – Nothing to report.
- **Asphalt & Concrete** – The driveways will be done at the last week of September/first week of October. The City of Naperville has offered price sharing for sidewalk replacement. Management will send a listing with pictures to the City of the areas the Board recommends be replaced before November 1st.
- **Rules & Regulations Committee** – Nothing to report

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

- **2023 Draft Budget Review** – S. Elmore presented the draft budget for 2023. The proposed budget for 2023 has a 9% increase. Management will send a copy of the modified budget to the Board and then email to owners on Monday.
- **City of Naperville** – S. Elmore reported that the Board has authorized the Association's attorney to draft a suit against the City of Naperville to cease and desist. The City claims the easement on the east side of the pond must be maintained by the Association. In the past, the City has maintained the easement.
- **Gutter Cleaning** – S. Elmore reported that gutter cleaning request notices were sent to owners. The Board directed Management to proceed with gutter cleaning at \$45 per unit for those that requested cleaning with the cleaning done after all the leaves have fallen.
- **Driveway Replacement** – S. Elmore reported that the contract is attached. The driveway replacement will be done at the end of September/first week of October.
- **Snow Removal** – S. Elmore reported that the contract is attached for the Board.
- **Rear Light Fixtures** – S. Elmore suggested a lighting committee to choose the rear light fixtures. L. Wood, D. Hill and K. Galewski volunteered for the committee and will pick two or three fixtures for the Board to choose from.

RULE APPEALS – Will be heard during Executive Session.

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

UNFINISHED BUSINESS: There was no Unfinished Business to discuss.

NEW BUSINESS: There was no New Business to discuss.

OPEN FORUM:

ADJOURNMENT:

Motion – Motion by K. Murfay to adjourn the meeting at 6:45 pm to Executive Session. Seconded by J. Quigley. Motion unanimously approved.

Motion – Motion by K. Murfay to adjourn Executive Session at 7:06 pm. Seconded by D. Hill. Motion unanimously approved.

Motion – Motion by K. Murfay to adjourn the meeting at 7:06 pm. Seconded by D. Hill. Motion unanimously approved.

Respectfully Submitted: EPI Management Company, LLC