



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

February 5, 2008

A meeting of the Board of Directors was held at 7:00 PM in Den A located in St. Charles City Hall, 2 E. Main Street, St. Charles, IL.

Sam opened the meeting at 7:04 PM

All members were present, as was former President/Secretary Mike Hogan.

Sam motioned to approve the minutes of the December meeting; Tom seconded, the minutes were accepted.

**Treasury**

Sue distributed a revised comparative income statement with budget vs. actual for 2007 and 2008. The net loss for 2007 was revised to \$4944.87. The current balance of all cash (checking, savings and CD) accounts stood at \$44,730 at the time of the meeting. She mentioned that there is a credit due the town homes of approximately \$800.

**Old Business**

**Legal Issues**

This was a closed session.

**Insurance**

The insurance policies are being reviewed; a recommendation will be ready for the March or April meeting.

**Web Site**

Tom B reported that we still can not access the Go Daddy account. He will attempt to have the account transferred to Kingswood. We remain interested in viewing the site traffic and having Board members make changes, post minutes, etc.

It was decided that a preferred provider page would be useful and will be added to the KHOA site. Posting the Kingswood Directory on the site was also discussed; Sam discouraged idea, but will mention the topic in the annual letter to membership.

**New Business**

**Management Company**

The association will review Property Management support proposals; Bil will lead the comparison and report to the group at the next meeting.

Mike mentioned he previously contacted EPI when houses were placed on the market, he provided them with realtor information. It was discussed that KHOA could use the

website to post and exchange this information with EPI. It was decided that neighborhood real estate listings would be added to the site and updated monthly, for informational purposes only.

A discussion ensued regarding the collection of unpaid assessments. It was decided that the problem was small and that non-payment has not been an issue for the Association. It was agreed that the Board did not want to get involved in collection; however a lien could be automatically placed against any property in the arrears in the amount sufficient to cover the delinquent assessment payment(s) and any associated collection cost(s).

### **Proposed Regulation of Businesses Open 24 Hours a Day**

It was discussed that BRISC asked the Board to encourage residents to support the proposed regulation of these businesses. The proposed ordinance would require a Special Use permit for all new businesses located within 300 feet of residentially zoned property who seek these hours. Since the property south of Foxfield Drive could have these types of businesses, it was agreed that residents should support the change.

### **Landscaping**

Bil raised the question of when the current contract with the landscape contractor is due for renewal. None of the current Board members have the contract. Sam will contact Frank Palarz to obtain a copy.

### **Announcements**

The next Board meeting is March 4th at 7:00 PM.

The meeting adjourned approximately 8:05 PM.

William Papp  
KHOA Secretary