

**KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**January 8, 2018**

The January meeting of the Kingspointe of Naperville Condominium Association Board of Directors was held at the Naperville Municipal Center on January 8, 2018. Steve Elmore called the meeting to order at 8:05 p.m. and it was confirmed a quorum of the Board was present.

Present at the meeting:

John Walker
Chris Geraci
Dannette Hill
Julie Lagodney
Chuck Dolan
John Quigley
Judy Stepien
S. Elmore – EPI Management

*Motion – J. Walker to move to keep current positions of the Board of Directors in place. Seconded by Chuck Dolan. Unanimously approved.*

*Motion – J. Lagodney made a motion was made to have S. Elmore to continue to chair the meetings, seconded by J. Walker. Five approved and two abstains.*

**Approval of the Minutes:**

No minutes to approve

**Guests:**

None scheduled.

**Treasurer's Report:**

- S. Elmore gave the financial report for the period 11/30/2017 as follows:

Checking/Savings:	\$ 5,486.00
Accounts Receivables:	\$ 37,702.00
Total Assets:	\$378,044.68
Liabilities (accounts payables):	\$ 24,763.09
Current Liabilities:	\$151,071.73
Total Liabilities:	\$151,701.79
Total Equity:	\$226,342.95
Total Liabilities & Equity:	\$378,044.68

**Committee Reports:**

*Motion – C. Dolan moved to approve the Treasurer’s report. Seconded by J. Stepien. Motion was unanimously approved.*

**J. Lagodney reported for the Landscaping Committee:**

- 14 new trees installed since last meeting. Went over the locations of the trees that were installed
- Some of the beds will be shortened because two trees were put in place of three.
- Drew Landscaping replaced two dead trees that were on warranty.
- Weekly landscaping services has completed.
- Replacement trees were selected from new nursery and are much larger and better.
- Installation of the new trees were more involved.
- Additional details were provided on how the trees were selected and how the installation was performed.

**C. Geraci reported for the Finance Committee:**

- No report at this time.

**Asphalt Committee:**

- New committee, and nothing to report

**S. Elmore reported for the Rules and Regulations Committee:**

- Attorney opinion of the collections of the rule violations can be discussed in an executive committee.
- Attorney has been asked for additional options to collect on rule violations since these are not being paid.
- EPI will continue to collect on fines as directed by the board.

**Management Report:** S. Elmore (EPI) reported:

- Comcast has modified the agreement to comply with the association attorney’s recommendation. EPI has made a recommendation to reconcile the recommendations of the attorney and once the attorney approves the final draft a copy will be forwarded to the Board for review.
- Comcast must come back with a site-map that outlines where the pedestals will be placed and how they will be hidden.
- Discussion was made to make the attorney’s revision of the Comcast agreement be made public to the general members.
- Discussion was made that some members would like to have documents available ahead of a meeting.

- Discussion was made on how contracts and large decisions could be made more transparent prior to the meeting so that general members can make decisions on whether to attend a meeting.
- S. Elmore agreed to post communications to make agenda items more transparent ahead of each meeting.
- Comcast must provide a site map and obtain the board's approval before proceeding with installation.
- Final copy of draft will be sent to the board once approved by the Association's attorney & Comcast..
- Discussion on the decision on when trash can be placed outside prior to trash pickup.

***Motion – J. Lagodney moved to propose trash must be set out the evening before pickup and must be put away on the day of pickup. Seconded by J. Walker. Motion was unanimously approved.***

- Inside-Out contract settlement due to paint damage due to power washing.

***Motion – J. Lagodney moved to approve the settlement from the contractor. Seconded by J. Walker. Motion was unanimously approved.***

- Monitoring system options for FACP rooms are available and were reviewed by the board.
- Recurring maintenance fees are required for each option. Steve went over the differences in features and cost for each option.
- There must be a monitoring system in order to prevent freeze-ups.
- Discussion on what action will be taken once alarm is triggered.

***Motion – J. Walker moved to approve option for system monitoring from Intelligence and paid for from the Contingency budget. Seconded by J. Lagodney. Motion was unanimously approved.***

- Rental percentage is 33%.
- There are two rule violation appeals, and an executive committee will be occur.
- J. Ladogney would like to correct inspection report with showing cardboard on her window.

**New Business:**

- Discussion on the FACP room where insulation was pulled back and exposed. C. Dolan will put the insulation back and lock the door.

**Open Forum:**

- General member spoke on gap between driveway and asphalt is getting bigger (2").
- General member spoke on landscapers not cleaning plant material in their unit.
- Discussion around the procedures on snow removal on driveways that have a car in it.
- Can we set up ACH for the water bill so that members don't have to miss payments?
  - Proposal to have an ACH form to estimate monthly bill.
  - Members would like to have way to be able to make their payments on time.

- Insurance policy – can we make this information available to the general members.
- Would like to find out how violations are being submitted. Can this be more transparent?
- Long discussion about how violations are being reported.
- Some units have more cars than allowed. There was a lengthy discussion.
- Any rule can be brought to the board and changed.
- Discussion on how to check on the status of a work order.

***Motion – Motion made by J. Walker to adjourn the regular meeting at 10:00 p.m. Seconded by C. Geraci.  
Unanimously approved.***

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