

**BOARD OF DIRECTORS
KINGSWOOD HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING
April 3, 2007**

A meeting of the Board of Directors was held at 7:00 p.m. in Room Den A located in St. Charles City Hall, 2 E. Main Street, St. Charles, IL 60174.

All Directors were present except Niki McGowan.

Mike Hogan opened the meeting at 7:10 p.m. and provided the Board Members with a copy of the Agenda. One Homeowner was also present at the meeting.

Board Meeting Minutes

Jay motioned that the Minutes from February 12, 2007 and March 19, 2007 be approved. Frank seconded and they were approved.

Mike mentioned that the Minutes of February 12th indicated that Assessment Fees were due on April 3rd. It should be noted that, due to the delay in getting the Assessment Letter out, the Board voted by telephone between formal meetings to extend the deadline to April 10th.

Treasury

Niki McGowan was absent but Kathy stated that Niki wanted to apprise the Board of two issues. Melissa Rinker has volunteered to update the Kingswood Directory but it will take her a while to gather all the information. Aubrey signs will replace the "o" in the Kingswood sign at the Front Entrance and they will also repair the "No Trespassing" sign.

Frank mentioned that the expenses for 2006 included \$5,000 in Legal fees but Mike stated that this was not for Legal Fees but was a contribution to B.R.I.S.C. It was thought that EPI put it in the category of Legal Fees for lack of another Accounting category.

Old Business

Mike mentioned that he had received an e-mail from a Homeowner asking for the statues of the rented home housing a number of non-related residents. Mike stated that he was trying to contact the renting Homeowner for an update and would respond to the concerned Homeowner as soon as possible.

Mike mentioned that Niki had arranged for new KOHA Board Meeting signs to reflect the new Tuesday Board Meetings. The signs were now in Mike's possession and had been posted in the neighborhood prior to tonight's meeting.

Mike mentioned that several Homeowners had recently expressed an interest in serving on the Board but that no Board Candidate Information Sheets had been submitted for consideration. Mike asked that if the Board members knew of some residents willing to serve on the Board to submit a Board Candidate Information Sheet.

New Business

Mike stated that Niki had sent the Web site information to our new Web Administrator, Mike Allen, that allowed him to access our Web site and update it. Mike submitted all past Board Meeting Minutes and new Officer information to Mike Allen and our Web site was updated

before the end of the day. So now we can post information to be accessed by our Homeowners. There are still some areas to address on the Web site but we do have it current for the most part.

Mike stated that we needed to elect a new Vice President and Secretary. Mike motioned that Frank Palarz be elected Vice President. Jay seconded and it was approved. Mike asked Kathy Born if she would volunteer to be Secretary and she said she would consider it and let us know at a later meeting.

Mike mentioned that he had visited EPI last week and one of the items was that they had only three houses for sale in Kingswood on their books. Mike stated that he sent an updated list of recent sales and current houses for sale to EPI so that the proper packages can be mailed to the Realtors.

Legal/Insurance

Jay stated that he had asked for updated quotes from our insurance broker for increasing liability coverage and to cover our reserve funds. After some discussion, Mike moved that we increase our liability coverage to \$3,000,000. Frank seconded and it was approved. Jay will obtain the new policy from our broker.

Mike mentioned that John McGuirk has resigned as our Attorney due to a possible conflict of interest. We will now be looking for another Attorney.

Mike mentioned that our Accountant has all the information she needs to file our taxes for 2006. This was mentioned by Mike Henriksen at our previous meeting.

Ponds

Jay stated that the rip rap project has been completed and we don't anticipate any more work in that area this year. From a previous meeting Mike mentioned that Niki had stated the renewal came in from McCloud to treat our ponds and that she would take care of it. We still need to obtain quotes from Prestige and McCloud on removing the large area of cattails in the front pond.

Landscaping/Conservation

Frank updated the Board on the cul-de-sac project and Mike stated that we should come up with a plan for each cul-de-sac and present it to the Homeowners on each cul-de-sac and tell them they have a week to submit any comments and then we will have Prestige go ahead with the plan. Frank and Kathy will work on a plan for presentation to the cul-de-sac Homeowners.

Our next meeting is scheduled for June 5, 2007. It will be held in Room Den A.

There being no further business the meeting was adjourned at 8:30 p.m.

Mike Hogan
President/Secretary