

**KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 9, 2023**

The Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held virtually on January 9, 2023. 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 November 14, 2022. Seconded by J. Quigley. Motion unanimously approved.

GUESTS: Doug Surrey, Association attorney, spoke to the membership to explain the lawsuit against the City of Naperville regarding responsibility for the municipal easement on the east side of the property.

TREASURER'S REPORT - The Board reviewed the financial report as of November 30, 2022 as follows:

Total Checking & Savings	\$247,487.39
Accounts Receivable	\$ 30,235.85
Total Assets	\$305,027.24
Total Accounts Payable	\$ 94,555.48
Total Current Liabilities	\$159,409.99
Total Equity	\$145,617.31
Total Liabilities & Equity	\$305,027.24

Profit and Loss:

Legal	Over budget due to lawsuit with City of Naperville
Landscape Improvements	Under \$4,000
Office Expenses	Under \$1,339
Insurance	Over \$7,133 (premium increase)
Misc. Repairs	Under \$5,000
Utilities	Under \$ 700
Revenue vs. Expense	\$1,500 surplus

COMMITTEE REPORTS:

- **Landscaping Committee** – Nothing to report.
- **Communications** – D. Hill reported that the winter newsletter was sent out in December.
- **Finance Committee** – Nothing to report.
- **Building/Grounds** – Nothing to report.
- **Asphalt & Concrete** – Nothing to report until spring
- **Rules & Regulations Committee** – Nothing to report

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

- **City of Naperville** – The Board will discuss the lawsuit with the attorney during Executive Session.
- **Package Insurance Policy Renewal** – S. Elmore reported that the package policy has been renewed.
- **Landscaping** – S. Elmore reported that he has received four bids for landscaping and is waiting for two more bids. Once received, Management will send them to the Board for a decision by the beginning of March.
- **Sealcoating** – S. Elmore reported that the driveways that need to be replaced are determined, the list for sealcoating will be determined.
- **Concrete Replacement** – S. Elmore reported that half of the perimeter sidewalks have been done. Management will meet with the Village to get a definite cost on what they agreed to replace or repair.
- **Alarms** – S. Elmore that the alarms worked well during the cold snap with alarms sounding for eleven units. Contractors were sent out to seal off the cold areas.
- **Snow Removal** – S. Elmore reported that the plowing has changed for 2023, primarily for Sheridan Circle. The snow is plowed into the street and then plowed down to Dearborn Ct. Management will contact Suburban Maintenance to do a better job cleaning the street and request they do a special salting since what the Village is putting down is being plowed away.
- **Kramer Tree** – S. Elmore reported that pruning will begin mid-February and should take two weeks to complete.

RULE APPEALS – Will be heard during Executive Session.

INSPECTION REPORT: S. Elmore will be sent to the Board.

UNFINISHED BUSINESS:

- **Rear Light Fixtures** – S. Elmore reported that they will be installed when the weather is warmer probably in March or April.

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 and return to the meeting at 7:50pm. Seconded by L. Wood. Motion unanimously approved.

Motion – Motion by K. Murfay to adjourn the meeting at 7:50 pm. Seconded by D. Hill. Motion unanimously approved.

Respectfully Submitted: EPI Management Company, LLC