

**BOARD OF DIRECTORS
KINGSWOOD HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING
November 20, 2007**

The Annual Meeting of the Kingswood Homeowners Association was held at 8:30 p.m. in the EOC Room (Basement) located in St. Charles City Hall, 2 E. Main Street, St. Charles, IL 60174.

All Directors were present except Niki McGowan.

Mike opened the meeting at 8:30 p.m.

Annual Meeting Minutes

Mike motioned that the Minutes of the Annual Meeting held on November 21, 2006 be approved. Frank seconded and they were approved.

Treasury

Mike stated that Niki wasn't present and therefore no budget data could be handed out to the Board Members and other homeowners attending the meeting. However, Mike said that the Board had approved the budget for 2007-2008 at the Board Meeting on November 6, 2007 and that the only adjustment to be made was that the income of \$22,050 would come from Reserve Funds rather than the Annual Assessment. Since there are sufficient Reserve Funds and no major projects scheduled for 2008 the Board had voted, at the November 6, 2007 meeting, to suspend Annual Assessments for 2008. As soon as the revised budget is available it will be sent to Kingswood homeowners. Mike said that he would post the new budget on our web site KHOA.org.

Frank mentioned that he had called the Management Company for the Townhouse Association and asked about the \$10,200 due for the Townhouse share of expenses for the ponds and Front Entrance work. The representative of the Management Company said that it had been paid to EPI. This was communicated to Niki and she is still checking with EPI as the money has not been credited to the Kingswood account.

Landscaping

Mike mentioned that the cul-de-sac project had been completed in 2007 thanks to the fine work of Frank Palarz and Katherine Born in tackling this project and working with homeowners to get it right.

New Business

Mike displayed a copy of the Kingswood Director for 2007 – 2008 and thanked Melissa Rinker for her hard work in gathering the information and publishing the new Directory, as well as her artistic design work. The new Directory has been provided to all Kingswood homeowners. Mike said he would also post this information on our web site.

Old Business

Mike provided the Board with an update of the Court case with one Kingswood homeowner. The case has been continued to December 3, 2007 and our Attorney will meet with the neighbors to discuss the case and determine who will be asked to testify.

Ponds

Frank stated that the cattails in the front pond had been sprayed by McCloud and were in the process of dying off. This will move the cattails back to the flat land and take them out of their encroachment further in to the pond.

Announcements

Dave Dopp, who handled the Board of Directors Election process, reported that the five (5) candidates receiving the most votes were:

Sam Lombardo
Susan Welter
Tom Boyle (write-in candidate)
Tom McCormack
William Papp

Dave also stated that he thought the current Board of Directors had done an excellent job and thanked them for their service.

The next meeting will be held Tuesday, February 5, 2008 in Den A at City Hall.

There being no further business the meeting was adjourned at 8:55 p.m.

Normally the new Board would have met following the meeting to decide who the Officers would be for the period December 1, 2007 – November 30, 2008. However, there were only two new Board Members present at the meeting so the meeting was deferred to a later time.

Mike Hogan
President/Secretary