

**BOARD OF DIRECTORS
KINGSWOOD HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING
November 21, 2006**

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 (Niki McGowan by conference call) except for Jay Mitchell.

Mike Henriksen opened the meeting at 8:35 p.m.

Annual Meeting Minutes

Mike motioned that the Minutes of the Annual Meeting held on November 15, 2005 be approved. Niki seconded and they were approved.

Treasury

Mike passed out the proposed 2007 Budget and reviewed each item with the Board members. Mike stated that we might buy some flagstone for landscaping in which case the proposed spending for 2007 would be \$22,050. If we don't buy the flagstone then we'll move any excess cash to the Reserve Fund. Niki moved that the 2007 Budget be approved. Hogan seconded and it was approved.

Focused Improvement

Mike stated that Frank Palarz would continue to Chair the cul-de-sac project in 2007. Mike also said that he hoped to improve Board Communications in 2007 via our Web site. Mike will arrange for our Web Host, GoDaddy.com, to handle our Web site and Hogan will be the contact person to send updated information to our GoDaddy contact and GoDaddy will post the information on our Web site.

Legal/Insurance

Mike said that the service from EPI seemed to have improved lately. Our insurance seems to be adequate but we'll continue to look at it every year.

Mike provided the Board members with an update on B.R.I.S.C. (Build Responsibly in St. Charles). There are no further funds going into B.R.I.S.C. from KHOA. However, Mike stated that the Townhouse Assn. owes us \$11,000 and Mike suggested reducing this amount to \$7,000 and providing the extra \$4,000 to B.R.I.S.C. After some discussion this subject was tabled until the next meeting.

Conservation

Mike mentioned that three (3) homeowners filed Conservation Plans with the City and the process worked. We will continue this process in 2007.

Ponds

Mike mentioned that all our ponds were treated in 2006 and did well. Additional rip rap repair will be done this year as soon as we have a hard freeze and the ground is frozen.

Landscaping

Mike said we would not do much at the Front Entrance next year except to add a little more color. All of the cul-de-sacs will be done in 2007.

Announcements

Dave Dopp , who handled the Board of Directors Election process, reported that the four (4) candidates running for the Board were all elected. There were no write-in candidates.

The next meeting will be held on Monday, February 5, 2007.

There being no further business the meeting was adjourned at 9:00 p.m.

Following the Annual Meeting the Board elected the following Directors for these positions:

President	Mike Henriksen
Vice President/Secretary	Mike Hogan
Treasurer	Niki McGowan
Director-at-large	Jay Mitchell

Mike Hogan
Secretary