

**BOARD OF DIRECTORS
KINGSWOOD HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING
August 1, 2005**

A meeting of the Board of Directors was held at 7:00 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 for Niki McGowan.

Mike Henriksen opened the meeting at 7:05 p.m. and provided the Board members with a copy of the Agenda.

Board Meeting Minutes

Frank motioned that the Minutes of May 2, 2005 be approved. Mike seconded and they were approved.

Treasury Updates

Jay reviewed the latest treasury reports provided by EPI. Mike mentioned there were four (4) Association Fees outstanding. Mike also suggested moving our Reserve Account into a new Platinum account paying 2% interest with no early withdrawal penalty. Jay mentioned that he had checked the cul-de-sac island done by Prestige and then paid the bill. Jay mentioned that he had not yet paid the rip rap contractor as the walk through had not been completed. Mike will call the contractor and resolve the issue and Jay will pay the final invoice.

Old Business

Mike said that we have moved our Web site from one hosting site to another, GoDaddy.com. Mike has the controls and hopes to share these with Niki so she can add updates as well as Mike. Dan is no longer involved with the Web site.

Mike stated that he had reviewed the draft letter pertaining to conservation issues to be sent to West Chicago homeowners butting up against the Kingswood homes. On further reflection, however, he decided not to send the letter as it really isn't an issue for the Board but, rather, for the individual neighbors. This decision was communicated to the appropriate Kingswood homeowners.

New Business

Mike and Frank will clear up the outstanding accounts with the Townhouse Association. Niki will keep up our Home Transaction Log on homes changing owners. Mike mentioned that the Charlestowne development project for the area south of the Kingswood entrance is a dead issue. The site is still open for commercial development.

Mike mentioned we need to get ready for the 2006 Board elections. Mike Hogan said he will update the necessary forms and send to the Board for delivery to homeowners.

Conservation

One homeowner has put a conservation plan together and is working towards implementing it under City guidance and approval. Another homeowner has submitted a plan to the City and will replant some of the plant life he had previously removed. The City is working with Majestic Oaks and the builders will have to replace some of the trees they have removed from Conservation areas.

Legal/Insurance

Mike stated we have had no real summer issues to deal with in the neighborhood. Vandalism is down as the police are patrolling the neighborhood four (4) times per day and they are doing more on traffic control.

Ponds

Frank said the ponds still look good despite the drought conditions. The treatment has been successful and he is happy with the provider. No improvements are needed for 2006 and we plan to continue the current program. Frank asked Prestige to use Roundup on the weeds in the rip rap.

Landscaping

Frank mentioned that one cul-de-sac island has been completed. Mike Hogan suggested prepping the other cul-de-sac islands this year and plant new vegetation next year. Jay seconded this motion and it was approved. Frank will handle. Frank will also provide an informal questionnaire to cul-de-sac residents asking for their input as to the type of plantings they would like to see on the island.

Mike mentioned the Park District plant box looks great and the front entrance looks good. We need to get somebody to handle the lights at the front regularly and Mike Hogan suggested the name of a Handyman and will provide this information to Mike. Mike and Frank will work with the Townhouse as to front entrance enhancements for 2006.

The next meeting will be held on Monday, October 3, 2005. There being no further business the meeting was adjourned at 9:00 p.m.

Mike Hogan
Secretary