

**BOARD OF DIRECTORS
KINGSWOOD HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING
November 15, 2005**

A meeting of the Kingswood Homeowners Association was held at 8:30 p.m. in St. Charles City Hall, 2 E. Main Street, St. Charles, IL 60174.

All Directors were present 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 16, 2004 be approved. Frank seconded and they were approved.

Treasury

Mike passed out the Budget for 2006 and reviewed each item for the Board. Mike Hogan moved to approve the Budget for 2006 as presented. Frank seconded and it was approved. Mike also mentioned that Jay Mitchell had moved \$30,000 of the Association's funds into a 13-month CD at 4.45%. We are also going to keep the annual assessment fee at the current \$150.00 for 2006.

Focused Improvements – 2006

Cul-de-sac improvements were discussed and Mike will try to put photo samples on our Web site for the use of homeowners. Frank stated that he would have Prestige put some mulch on the cul-de-sacs in preparation for spring.

Mike mentioned that our Web site is up and running again with current information. Also, the tracking of new home sales will continue in 2006 to be sure every new homeowner receives the proper packet of information.

Legal/Insurance

Mike mentioned that our policy and coverage are being reviewed at present by an outside firm to be sure we have the proper coverage and amount of coverage.

Conservation

Conservation issues have been fairly quiet this past year. There has been one new issue that was handled promptly by the City.

Ponds

Frank stated that the ponds are in great shape and we have achieved the most effective treatment means at the lowest price and we expect to continue this treatment program for 2006. No changes in pond treatment are anticipated for 2006.

Landscaping

Frank stated that the Landscaping Committee had discussed enhancing the Front Entrance by planting some colorful flowers/shrubs but this will be reviewed early in 2006. We may also consider using water trucks for 2006 if we get another drought like we had this year.

Announcements

Dave and Jean Dopp, who handled the Board of Directors Election process, reported that the five (5) candidates running for the Board were all elected. There were no write-in candidates.

The next meeting will be held on Monday, February 6, 2006.

There being no further business the meeting was adjourned at 9:15 p.m.

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

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

Mike Hogan
Secretary