

**BOARD OF DIRECTORS  
KINGSWOOD HOMEOWNERS ASSOCIATION  
MINUTES OF THE MEETING  
February 12, 2007**

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.

Several Homeowners were present at the meeting and Mike gave them an opportunity to ask any questions. One Homeowner wanted us to terminate our relationship with our Attorney, John McGuirk, because he is also on the City Council and was the only Councilman to vote against the City obtaining part of the property, that Wal-Mart wants to build a store on, for a road. The Homeowner felt that our Attorney was not acting in the best interests of Kingswood residents and, therefore, should not be retained as our Attorney. Mike said the Board would take the recommendation under advisement.

Another Homeowner asked the Board for more funding for B.R.I.S.C (Build Responsibly in St. Charles). She stated that B.R.I.S.C. needs additional funding mainly for Legal fees. She suggested the Board raise these funds by doubling the Annual Assessment with the increased funds going to B.R.I.S.C. Mike gave a brief report on the funding already provided to B.R.I.S.C. by the Association and outlined some additional possibilities. There is approximately \$11,000 owed to Kingswood by the Townhouse Assn. and Mike said that \$4,900 of this amount could be diverted to B.R.I.S.C. or we could double the Annual Assessment fee; or, we could provide further funding from our Reserve Fund. Mike said that the Board would consider these options at this meeting.

Mike Henriksen then opened the meeting at 7:25 p.m. and provided the Board members with a copy of the Agenda.

Board Meeting Minutes

Mike motioned that the Minutes of October 2, 2006 be approved. Jay seconded and they were approved.

Treasury

Niki stated that the McCloud contract had arrived and that it would be processed (for treating the ponds). Also, the final Wahlschmidt bill will be paid for the rip rap. Everything else has been paid and we are up to date.

The Board discussed the Annual Assessment fee for 2007 and after some discussion it was left at \$150.00 per year. EPI will be notified and instructed to send out Assessment Notices on February 28<sup>th</sup> along with a letter to residents. The Assessment Notice will need to be placed on top of the mailing this year so it is readily noticed by our residents and the Assessment Fee will be due April 3<sup>rd</sup>. Jay moved that this be approved, Niki seconded and it was approved. Mike will handle with EPI.

### Old Business

Mike stated that a second letter had been sent to a Homeowner who has rented their house about moving the numerous people out of the house. The Homeowner said they have asked the tenant to move out.

Another Homeowner has rented his house and Mike will call the Homeowner to determine if it is to one extended family.

Niki stated that the "o" on one of the Kingswood signs still needs to be replaced and that the sign company will do that in spring when the weather is warmer.

### New Business

Mike updated the Board on our Web site. Godaddy.com will give us the specs to redesign our Web pages so that they can make the updates to it under their system. One of the Homeowners present suggested we contact Mike Allen who has done Web design work and will provide his telephone number to Niki who will coordinate the project.

Mike stated we need new Board members. He and Jay have their homes up for sale and they will both be moving out of Kingswood.

Mike intends to send a year-end Balance Sheet to Homeowners so they can see the financial situation of the Association.

### B.R.I.S.C

Mike reviewed the current plans of this organization. The St. Charles City Council has made a proposal to purchase part of the property under review for a road connecting Foxfield Drive to Smith Road. This, in effect, could end Wal-Mart's attempt to build a store at that location. The next Planning Commission meeting is scheduled for February 27<sup>th</sup>.

Mike went over the funding options for B.R.I.S.C. and suggested that the Board designate \$4,900 of the \$11,000 owed to us by the Townhouse Assn. to B.R.I.S.C. Hogan stated that he was concerned about further funding of this organization, as he didn't believe that the Wal-Mart project was going to be that detrimental to Kingswood Homeowners. He also stated that there were only seven homeowners represented at this meeting and he would have a hard time explaining to the other 140 homeowners why the Board approved this funding, especially if they were not convinced that it was for their best interests. After this discussion Mike moved that we provide the \$4,900 funding to B.R.I.S.C. Jay seconded and it was approved.

Further funding amounts were discussed and Mike moved to add a check off box on the Assessment Notice that the Board was proposing further funding of B.R.I.S.C. by using \$15,000 of our Reserve Fund for B.R.I.S.C. to draw upon if needed. If the homeowner agreed to this suggestion he/she would indicate approval/disapproval on the check off

box and return it to EPI along with their Assessment Fee. This would provide the Board with the percentage of Homeowners willing to fund this project. Hogan seconded and it was approved.

Legal/Insurance

Mike asked Jay to review our insurance amounts to determine whether we need to increase it this year. Jay will handle.

Mike told Niki all our tax documents have been provided and asked her to provide them to our Accountant for processing. Niki will handle.

Ponds

Mike stated that the rip rap project has been completed. He also thought our "No Trespassing" sign needed some repair. He will handle with our sign company.

Mike also outlined our treatment plans for 2007.

Landscaping

Mike stated that our contract with Prestige would continue for 2007. One Homeowner stated that the weeds needed to be pulled or killed and Mike will talk to Brian to be sure that a better job is done with the weeds. We will also be addressing the cattail problem this year.

Mike said that the cul-de-sac project is going ahead and that Frank Palarz was still working on it.

Our next meeting is scheduled for April 2, 2007.

There being no further business the meeting was adjourned at 9:25 p.m.

Mike Hogan  
Vice President/Secretary