

**BOARD OF DIRECTORS
KINGSWOOD HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING
June 5, 2007**

A meeting of the Board of Directors was held at 7:00 p.m. in Room Den A located in St. Charles City Hall, 2 E. Main Street, St. Charles, IL 60174.

All Directors were present.

Mike Hogan opened the meeting at 7:00 p.m. and provided the Board Members and the other six attending homeowners with a copy of the Agenda.

Board Meeting Minutes

Frank motioned that the Minutes from April 3, 2007 be approved. Niki seconded and they were approved.

Treasury

Niki reported that an unusually large number of homeowners had not paid their 2007 Annual Assessment. The Board noticed that many of the homeowners were located in the same section of Kingswood and many of them were known to some of the Board members who thought that these homeowners would not ignore the Assessment Notice. After some discussion the Board voted to send a follow-up letter to these 27 homeowners advising them that the Board believed they did not receive the original Assessment Letter and if they send in their 2007 Annual Assessment to EPI by July 15th the \$50.00 late fee penalty would be waived. Mike will handle with EPI.

Niki reported that our taxes have been filed for 2006 but that we owe money because the Certificate of Deposit we have earned too much for our organization. The bank informed Niki that there is another investment option that would not be taxable to KHOA. Niki will get the check from EPI and provided it to our Accountant. Niki will also work with the bank to change the CD to the other form of investment vehicle when the CD matures.

Old Business

Mike stated that there was still a homeowner who was in violation of the Single Family Dwelling definition in the Declarations and Covenants of KHOA. He had spoken to the Enforcement Officer of St. Charles who had spoken to the homeowner who had stated that the lease would be up in May and then the house would be put up for sale. This information has turned out to be incorrect. Mike has since learned that the lease will be up in either August or September and then the house will be put up for sale. There were a number of homeowners in attendance who thought that some legal action was warranted, as no definite information about the lease had been forthcoming from the homeowner. Our Attorney, Charles Muscarello, was present at the meeting and he advised the Board and homeowners of the legal actions which could be taken against the homeowner. After much discussion the Board asked our Attorney to send the homeowner a Certified Letter asking them to "cease and desist" within thirty (30) days or the Association may file a lawsuit to force the termination of the lease.

Mike mentioned that the Front Entrance Signs had been repaired. The letter "o" was replaced in the Kingswood sign and the "No Trespassing" sign was reset and repainted. Mike said they both looked good and thanked Niki for her efforts on this project.

Mike stated that there was a voting question on the Annual Assessment Letter asking homeowners if they would approve an additional \$15,000 funding to B.R.I.S.C. The latest results, as reported by EPI, was 71 'yes' votes to 31 'no' votes along with 3 non-votes. As the measure requires a 2/3rds majority vote this issue has yet to be decided. When the remainder of the 27 homeowners pay their Annual Assessment we will have a more accurate count.

New Business

Mike stated that our KHOA Web Site is up and running and that he had attempted to post our Agenda for tonight's meeting but probably needs to send it to our Web Administrator with a little more notice as it didn't get posted prior to our meeting. But, we have posted all approved Meeting Minutes and have also posted notice of the when and where of our next Board Meeting. If anyone has anything to post on the site please send it to Mike Hogan and he will see that it gets posted.

Mike said that Jay Mitchell had resigned from the Board as he had moved to Connecticut. As a result we have one open position on the Board. Two homeowners advised Mike of their interest in serving on the Board, Jill Humphrey and Sam Lombard. After much discussion the Board voted to seat Sam Lombardo in the open position.

Mike stated that Jay Mitchell had served on the Board for five years and had provided the Board with much insight over these years. Jay spent a good number of hours working for the betterment of Kingswood and deserves to be recognized for his efforts in official Board Minutes. Thank you Jay.

Legal/Insurance

Mike mentioned that our Insurance premium for 2007 had been paid and he had provided a Certificate of Insurance to the City of St. Charles so that we could continue having our meetings in City Hall.

Mike stated that Jay Mitchell had discovered that our Illinois Incorporation had lapsed and our Attorney was working on getting it reinstated for us.

Ponds

The pond treatment has been renewed with McCloud for another year and the treatment plans remain the same as they are working well. McCloud has also been contacted by Niki to submit a bid to remove part of the cattails in the front pond.

Landscaping

Frank and Kathy updated the Board on the current plans for updating the plantings for the cul-de-sacs in Kingswood. After much discussion the Board approved Frank and Kathy's plans. Frank will contact Prestige to get the project going.

Frank mentioned that he had contacted Bob Hupp to get an update on the conservation plans that had been submitted to the City by two homeowners. Bob stated that the plans were going well with both homeowners.

Our next meeting is scheduled for August 7, 2007. It will be held in Room Den A.

There being no further business the meeting was adjourned at 8:50 p.m.

Mike Hogan
President/Secretary