

**KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
March 13, 2023**

The Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held at the Naperville Municipal Center on March 13, 2023. K. Murfay called the meeting to order at 6:56 p.m. and confirmed a quorum of the Board was present.

Present at the meeting:      Kim. Murfay  
   John Quigley  
   Dannette Hill  
   Kimberly Galewski  
   Judy Stepien  
   Kranthi Akula  
   S. Adler – EPI Management

Absent:                              R. Masood

**MINUTES:**

*Motion – Motion made by K. Murfay to approve the meeting Minutes from January 9, 2023. Seconded by J. Quigley. Motion unanimously approved.*

**GUESTS:** There were no guests present for the meeting.

**APPOINTMENT OF OFFICERS/COMMITTEES -**

President – Kim Murfay  
Vice President – John Quigley  
Treasurer – Danette Hill  
Landscape – Kim Murfay, John Quigley, Kranthi Akula  
Communications (Newsletter) – Danette Hill  
Building/Maintenance (Concrete/Asphalt) – Kim Murfay, John Quigley  
Rules and Regulations – Kim Murfay, Kimberly Galewski, Danette Hill

**TREASURER'S REPORT -** The Board reviewed the financial report as of February 28, 2023 as follows:

Total Checking & Savings	\$286,109.72
Accounts Receivable	\$ 67,593.00
Total Assets	\$353,702.59
Total Accounts Payable	\$ 87,009.83
Total Current Liabilities	\$160,579.35
Total Equity	\$193,123.24
Total Liabilities & Equity	\$353,702.59

## **COMMITTEE REPORTS:**

- **Landscaping Committee** – J. Quigley reported that a new landscaper was hired. The Board is looking for a solution for the areas where grass does not grow. Three bids will be requested for groundcover and it will be tested on two properties.

*Motion by K. Murfay to approve New Dimension Landscaping contract for one year beginning April 1, 2023 and ending November 30, 2023. Seconded by J. Quigley. Motion unanimously approved.*

*Motion by K. Murfay to approve maintaining the easement on the east side of the property by New Dimensions for a cost of \$950.00 per mowing. Seconded by J. Quigley. Motion unanimously approved.*

- **Communications** – D. Hill reported that she is working on the spring newsletter.
- **Finance Committee** – Nothing to report.
- **Building/Grounds** – Nothing to report.
- **Asphalt & Concrete** – Nothing to report.
- **Rules & Regulations Committee** – Nothing to report

## **MANAGEMENT REPORT:** S. Adler from EPI reported the following:

- **Easement/City of Naperville** – The Board voted to maintain the easement.
- **Landscaping** – Contract signed with New Dimensions for 4/1/23 – 11/30/23
- **Sealcoating** – S. Adler reported that a copy of the specifications is attached and will be sent out for bid. Any driveways being replaced this year will not have sealcoating and will be removed from the list.
- **Asphalt/Concrete** – S. Adler reported that an inspection will be done in the spring and Management will get quotes for the work to be done.
- **Tree Trimming** – S. Adler reported that tree trimming is complete. No tree trimming will be done this year and a 4-year cycle will begin next year.
- **Power Washing** – S. Adler reported that the contract is attached for 25% of the property to be done in 2023.
- **Concrete Replacement** – S. Adler reported that the specifications will be done in the spring and a list given to the City of Naperville.
- **Landscaping** – S. Adler reported that mulch replacement was done in 2021 and is on a 3-year cycle. Management will send out a notice that homeowners can apply mulch themselves using the type of mulch applied in 2021.
- **Light Fixtures** – Discussion was held regarding the rear light fixtures.

*Motion by K. Murfay to approve rear light fixture replacement this summer. Seconded by D. Hill. Motion withdrawn until the cost of the installation is known.*

**RULE APPEALS** – Will be heard during Executive Session.

**UNFINISHED BUSINESS:** There was no Unfinished Business to discuss.

**NEW BUSINESS:** There was no New Business to discuss.

**OPEN FORUM:**

Homeowners brought up issues with previous audits.

**ADJOURNMENT:**

*Motion – Motion by K. Murfay to adjourn the meeting at 8:40 pm. Seconded by J. Quigley. Motion unanimously approved.*

**Respectfully Submitted: EPI Management Company, LLC**