

KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 11, 2022

The Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held virtually on July 11, 2022. K. Murfay called the meeting to order at 6:00 p.m. and confirmed a quorum of the Board was present.

Present at the meeting: Kim Murfay
 John Quigley
 Dannette Hill
 Lori DeKeyser
 Lacey Garbar
 Kimberly Galewski
 Judy Stepien
 S. Elmore – EPI Management

MINUTES:

Motion – Motion made by K. Murfay to approve the meeting Minutes from May 9, 2022 as presented. Seconded by L. DeKeyser. Motion unanimously approved.

GUESTS: Kevin, Account Rep from Sebert Landscaping, provided an update on the property.

TREASURER’S REPORT - The Board reviewed the financial report as of June 30, 2022 as follows:

Total Checking & Savings	\$242,341
Accounts Receivable	\$ 27,760
Total Assets	\$297,405
Total Accounts Payable	\$ 14,424
Current Liabilities	\$ 69,691
Total Current Liabilities	\$ 84,115
Total Reserves	\$213,290
Total Liabilities & Equity	\$297,405

Profit and Loss:

Total Income	\$283,810	Budget \$286,235	Over \$2,423
Prof Services	\$ 15,314	Budget \$ 15,253	Under \$61
Outside Services	\$ 96,889	Budget \$ 65,457	Under \$31,400
Office Expenses	\$ 5,262	Budget \$ 6,500	Bad debt write-off
Insurance	\$ 55,494	Budget \$ 53,611	Under \$1,883
Misc. Repairs	\$ 39,000	Budget \$ 50,000	Repl of rotted wood
Utilities	\$ 10,554	Budget \$ 17,582	Billing cycle issue
Surplus	\$ 2,050		

COMMITTEE REPORTS:

- **Landscaping Committee** – Nothing further to report.
- **Communications** – D. Hill reported that the summer newsletter will go out this month.
- **Finance Committee** – Nothing to report.
- **Building/Grounds** – Nothing to report.
- **Rules & Regulations Committee** – Nothing to report

MANAGEMENT REPORT: S. Elmore from EPI reported the following:

- **Sewer Line Maintenance** – S. Elmore will send a letter to homeowners along with a copy of the bids once he gets the cost for the cleanout. He will get K. Murfay's approval to go with the lowest bid. City of Naperville has to approve the bid.
- **Siding Power Washing** – S. Elmore reported that the work is complete.
- **Landscaping/Plant Materials Replacement** – S. Elmore reported that he has set up an inspection with Sebert for 7/26. Every unit will be inspected for dead plant material and get Sebert's recommendations.
- **Bond/Gowdey Entrance** – The Board will use the plan S. Elmore presented as the scope of work and they will decide on plant material to put in behind it if the wall is approved by the Board.
- **Tree Replacement** – S. Elmore received a proposal from Kramer for tree removal, replacement and tree trimming for \$48,000. The Board directed Management to get proposals for pruning trees that are hitting or damaging the buildings and the cost for doing the work now and during the winter. He will also get a quote to remove trees around the pond.
- **Exterior Painting** – S. Elmore reported that work has started and should continue through mid-September.
- **Driveway Replacement** – S. Elmore received three quotes for driveway replacement.

Motion – Motion by K. Murfay to approve driveway replacement by Construction Concepts at a cost of \$30,500. Seconded by J. Stepien. Motion unanimously approved.

- **Fire Alarm Inspection** – S. Elmore reported that the alarm inspection was submitted to the City of Naperville.
- **Water Meter Testing** – S. Elmore reported that the testing has been completed.
- **Gutter Cleaning** – S. Elmore will send an email to all homeowners regarding gutter cleaning. The owners that request gutter cleaning will be scheduled. If this works well, it will be done again in the fall.
- **Snow Removal** – S. Elmore reported that he received five bids for snow removal. Discussion was tabled until Executive Session.

RULE APPEALS – Will be heard during Executive Session.

INSPECTION REPORT: S. Elmore reviewed the Inspection Report with the Board. The Board directed Management to get quotes for touch up on the sign's lettering and also for a new sign. Management will send a sample of rear lights without sensors to Board members for their review.

UNFINISHED BUSINESS: There was no Unfinished Business to discuss.

NEW BUSINESS: There was no New Business to discuss.

OPEN FORUM:

ADJOURNMENT:

Motion – Motion by K. Murfay to adjourn the meeting at 7:20 pm to Executive Session. Seconded by L. DeKeyser. Motion unanimously approved.

Motion – Motion by K. Murfay to adjourn Executive Session at 8:13 pm. Seconded by L. Garbar. Motion unanimously approved.

Motion – Motion by K. Murfay to approve SMS for snow removal with the specification that the Association has a contact person and a meeting is set up ahead of time to make sure everyone is on the same page about snow removal. Seconded by J. Stepien. Motion unanimously approved.

Motion – Motion by K. Murfay to adjourn the meeting at 8:14 pm. Seconded by K. Galewski. Motion unanimously approved.

Respectfully Submitted: EPI Management Company, LLC