

**BOARD OF DIRECTORS  
KINGSWOOD HOMEOWNERS ASSOCIATION  
MINUTES OF THE MEETING  
August 7, 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 attending homeowners with a copy of the Agenda.

Board Meeting Minutes

Frank motioned that the Minutes from June 5, 2007 be approved. Sam seconded and they were approved.

Treasury

Mike stated that there were now only 11 homeowners who had not paid their Annual Assessment for 2007.

We have still not received any payment from the Townhouse Assn. Mike mentioned that he had spoken with Jim Laurer, President of the Townhouse Assn. and that Jim was going to have their new Treasurer contact Niki and arrange for payment. Niki has not heard from anybody at the Townhouse Assn. Niki will call Jim Laurer and see when payment may be expected.

Old Business

Our attorney, Charles Muscarello, was in attendance and he stated that a letter had been sent to the Homeowner who was in violation of the Single Family Residence provision asking them to "cease and desist" but that the homeowner had not responded. After some discussion of this issue, Katherine moved that the Board proceed with filing an injunction against the Homeowner. Mike seconded and it was approved. Charles will handle and keep us advised of its progress. Mike thanked Charles for attending the meeting as we appreciate his input.

Mike apprised the Board of the final tabulation of the B.R.I.S.C. voting question contained on this year's Annual Assessment Notice. EPI advised us that there were 75 "yes" votes; 36 "no" votes; 6 "neutral" votes; and, 19 "non-votes". The affirmative votes comprised only 51% of Kingswood Homeowners as the Board considered that neutral and non-votes constituted negative votes. With only 11 possible votes outstanding there was no way this resolution could achieve the 2/3rds majority required under our by-laws. After some discussion, the Board agreed that this issue did not pass and the funding request from B.R.I.S.C. would be denied. Mike will advise B.R.I.S.C. representatives of this outcome.

New Business

Frank stated that there was a homeowner who ran a business installing ponds and waterfalls and had a business sign on his property next to his waterfall advertising the business. A neighbor complained that the sign should be removed. Mike asked what section of the by-laws was being violated? Frank didn't know and Mike suggested he have the homeowner cite the specific section of the by-laws and we would review it.

Mike mentioned that our Annual Meeting and Election was scheduled for Tuesday, November 20, 2007. Before that notice goes out we need to obtain the names of homeowners interested in serving on the Board of Directors. Mike said he'd draft announcements asking for Candidates and send them out prior to the next Board meeting. They can then be discussed at the next meeting.

Taxes/Insurance

Niki stated that our 2006 taxes have been paid.

Mike stated that he had signed the Incorporation papers and Charles stated that they had been filed with the State of Illinois to regain our Non-Profit Corporation status.

Ponds

Frank stated that Prestige had turned down the job of removing cattails from the front pond as the job was too big for them. McCloud will send a quote to Frank for removing the cattails back to dry land.

Landscaping

Frank mentioned that a West Chicago resident was dumping waste material in a Kingswood neighbor's conservation zone. The resident was also planting material in it. Frank asked him to stop and also advised Bob Hupp of the situation. Bob will send a letter to the West Chicago resident to "cease and desist".

Frank said the Landscaping Committee would meet soon to discuss future plans for the Front Entrance area. As some members of the Committee have resigned Frank is looking for more volunteers. If any homeowner is interested in participating on this Committee please call Frank and let him know.

Frank and Katherine updated the Board on the cul-de-sac progress. The islands in King Richard Court and Queen Elizabeth Court are being finished this week. Prestige will be advised to proceed with our plans for the remaining islands as soon as the first two are completed.

Our next meeting is scheduled for Tuesday, September 5<sup>th</sup>. It will be held in Room Den A.

There being no further business the meeting was adjourned at 8:10 p.m.

Mike Hogan  
President/Secretary