

Kingswood Homeowners Association

Meeting Date: April 11, 2024 – 7:00pm Central

Meeting Location: St. Charles Public Library (Huntley Community Room) with Zoom Option

Zoom Link:

<https://us02web.zoom.us/j/82061582279?pwd=dndnYjlGcEpmUkhiRWk1ZE0vbEpkdz09>

Board of Director's Meeting Minutes

I. Call Meeting to Order

- a. A motion was made by Jonathan to call the meeting to order at 7:00PM.
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.

II. Establish Board Quorum – Jonathan Bierman, Ross Totten, Jake Koors, Dave Sledek & Junaid Ansari

III. Homeowners Present – Gordon Marshall and Rob Sweas

IV. Approve Previous Meeting Minutes (03/13/2024)

- a. A motion was made by Jonathan to approve the March 2024 meeting minutes.
- b. The motion was seconded by Jake.
- c. Vote in favor was unanimous, motion passes.

V. Treasurer's Report - Treasurer's Report was given by Jake. 2024 Late Fees have been assessed to those accounts with unpaid dues. The Board will continue outreach to collect past-due balances.

- a. **Operating Funds:** \$44,332.80 as of 04/11/2024
- b. **Reserve Funds:** \$14,851.68 as of 03/31/2024
- c. **Delinquencies:** \$15,400.32 as of 04/11/2024

VI. Old Business

a. Foxfield Drive Retention Pond Beaver Issue – Update

- i. Trapper was hired earlier in the year and was able to trap one beaver. No further beaver activity has been seen as of the date of this meeting. If additional beaver activity is witnessed, report it to the Board and trapper will return. There will be no additional setup fee for returns covered during guarantee period.

VII. New Business

a. Ratify Approval of 2023 Corporate Tax Return Preparation Proposal

- i. A motion was made by Jonathan to ratify approval of the engagement proposal from GLM Inc. to complete the 2023 tax returns.
- ii. The motion was seconded by Dave.
- iii. Vote in favor was unanimous, motion passes.

b. 2024 Detention Pond Maintenance Contract

- i. A motion was made by Jonathan to approve the proposal from McCloud Aquatics
- ii. The motion was seconded by Jake.
- iii. Vote in favor was unanimous, motion passes.

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- c. **2024 Lawn Treatment Service Contract**
 - i. A motion was made by Jonathan to approve the proposal from Lawn Doctor for 2024 lawn treatment services.
 - ii. The motion was seconded by Ross.
 - iii. Vote in favor was unanimous, motion passes.

- d. **2024 Tree Care Contract**
 - i. A motion was made by Jonathan to approve the quote from Graft Tree Care for emerald ash borer treatment and tree fertilization for \$____.
 - ii. The motion was seconded by Dave.
 - iii. Vote in favor was unanimous, motion passes.

- e. **Kovitz Shifrin Nesbit (KSN) Retainer Agreement**
 - i. No Motion

- f. **Community Events (i.e. Garage Sale, Block Party, etc)**
 - i. The Board will work on planning community events like garage sale, block party, landscaping, etc.

- g. **Homeowner Survey**
 - i. A motion was made by Jonathan to distribute the homeowner survey as drafted.
 - ii. The motion was seconded by Ross.
 - iii. Vote in favor was unanimous, motion passes.

VIII. Architectural Control Requests

- a. **1501 King Edward Ave – Tree Conservation & Drainage Easement Request**
 - i. A motion was made by Jonathan to approve the ACC request from 1501 King Edward Ave.
 - ii. The motion was seconded by Ross.
 - iii. Vote in favor was unanimous, motion passes.

- b. **3109 King Alford Court – House Addition Request**
 - i. A motion was made by Jonathan to approve the ACC request from 3109 King Alford Court.
 - ii. The motion was seconded by Ross.
 - iii. Vote in favor was unanimous, motion passes.

IX. Adjourn Meeting

- a. A motion was made by Jonathan to adjourn the meeting at 7:41PM.
- b. The motion was seconded by Dave.
- c. Vote in favor was unanimous, motion passes.