**KINGSPOINTE OF NAPERVILLE** **CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

# July 8, 2019

The Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held at the Naperville Municipal Center on July 8, 2019. Vice President John Quigley called the meeting to order at 6:02 p.m. and confirmed a quorum of the Board was present.

Present at the meeting: Dannette Hill

Julie Lagodney

John Quigley

Kim Murfay

Chuck Dolan

Judy Stepien

S. Elmore – EPI Management

Absent :

**MINUTES*:***

***Motion –Motion made by J. Lagodney to approve the meeting Minutes from May 6, 2019 as presented. Seconded by J. Quigley. Motion unanimously approved.***

## GUESTS: A representative from Elevations Landscaping was present. This representative reviewed different landscaping options with the Landscaping Committee.

**Treasurer’s Report - The Board reviewed the financial report as of May 31, 2019 as follows:**

Checking Account $294,204.39

Accounts Receivable $40,071.10

Current Assets $344,272.49

Accounts Payable $126,621.59

Total other Current Liabilities $80,797.65

Total Liabilities $207,419.24

Total Equity $136,853.25

Total Liabilities & Equity $344,272.49

**Profit and Loss:**

Total Income $286,281.58 Budget $230,780.05 Over $55,501.53

Total Administration $2,552.65 Budget $3,198.75 Under $646.10

Total Building Maintenance $32,068.78 Budget $20,583.30 Over $11,485.48

Total Landscape Maintenance $74,398.61 Budget $67,614.96 Over $6,783.65

Total Reserve Expense $0.00 Budget $82,100.00 Fully funded

Net Income $67,350.59 Budget $15,347.24 Over $52,003.35

***Motion-Motion made by C. Dolan to approve the May 31, 2019 financials as stated. Motion unanimously approved.***

**COMMITTEE REPORTS:**

* **Landscaping Committee –** J. Lagodney reported the following:
  + - Stated that the Management Report included numerous reports reviewing all different landscaping that needs to be addressed, replaced within the property.

***Motion –Motion made by J. Lagodney to approve the treatment of the viburnum infected bushes estimating about 350 bushes within the property in the amount of 1135.85. Seconded by C. Dolan. Motion unanimously approved.***

***Motion –Motion made by J. Lagodney to approve the application of the grub control from the proposal for $3200. Seconded by C. Dolan. Motion unanimously approved.***

* + - J. Lagodney discussed units on the East side of Bond to have a fence put in instead of landscaping to avoid the higher cost. Unit Owner’s would decide which option.
* **Newsletter Committee –** D. Hill reported the following:
  + - D. Hill asked if anything should be added to the Newsletter.
* **Asphalt and Concrete Committee** – J. Quigley reported the following:
  + - J. Quigley stated that the Committee has not walked the property.
    - The Board discussed different options with the driveways.
    - The Board and Unit Owners had an open discussion regarding the asphalt/concrete replacement.
* **Rules and Regulations Committee –** K. Murfay reported the following:
* S. Elmore stated that there was a proposed rule for grilling sent out to all homeowners. The Rule was reviewed with the Members present.

***Motion –Motion made by J. Stepien to approve the proposed grilling rule as presented to all homeowners. Seconded by C. Dolan. Motion unanimously approved.***

* The Board discussed possibly having fire pits added as a proposed rule.
* K. Murfay will work with the Village on dumping charcoal.
* **Solar Panel Committee –**
* K. Murfay agreed to be the chairperson for this Committee and to review a policy for the installation of solar panels. S. Elmore confirmed there are laws and regulations around the solar panel installations previously approve by the State.

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

* S. Elmore stated a copy of the Draft Audit for 2018 was attached for the Board’s review.
* Management will walk around the property once Comcast is completed with their installation of the pedistals.
* Rental percentage is at 31%.
* S. Elmore reviewed the landscaping quotes/bids with the Board.

***Motion –Motion made by J. Stepien to approve the pruning of the trees in an amount not to exceed $1,662. Seconded by J. Quigley. Motion unanimously approved.***

***Motion –Motion made by J. Lagodney to approve the removal of the Austrian pines in the amount not to exceed $796. Seconded by C. Dolan. Motion unanimously approved.***

***Motion –Motion made by J. Lagodney to approve the additional tree removal at 15 trees in the amount not to exceed $5,697. Seconded by C. Dolan. Motion unanimously approved.***

***Motion –Motion made by J. Stepien to approve plantings of the (11) new trees per the diagram in the amount not to exceed $10,285. Seconded by J. Lagodney. Motion approved by majority of the Board. J. Quigley opposed.***

***Motion –Motion made by J. Stepien to approve the pruning of one honey locust in the amount not to exceed $337. Seconded by J. Quigley. Motion unanimously approved.***

***Motion –Motion made by J. Stepien to approve the pruning of (4) arborvitae in the amount not to exceed $327. Seconded by J. Quigley. Motion unanimously approved.***

***Motion –Motion made by J. Stepien to approve the pruning of (5) Austrian Pines in the amount not to exceed $97. Seconded by J. Lagodney. Motion unanimously approved.***

***Motion –Motion made by J. Lagodney to approve the removal of two chopped up Arborvitae in the amount not to exceed $388. Seconded by C. Dolan. Motion unanimously approved.***

* S. Elmore stated to the Board that a copy of the Insurance Claim was attached for the Boards review. The total claim honored by Farmers Insurance was in the amount of $2,409,053.02 which will pay for the replacement of the roofs and some siding damage.
* The Board will need to review the recommended roof bid specifications for the use of architectural shingles.
* Management recommends the roof replacement be planned for Spring 2020.
* S. Elmore reviewed the sealcoating bids with the Board. This is tabled as the driveways have not yet been reviewed.
* S. Elmore reviewed the FACP door bids with the Board, and recommendations from Management. Management recommends this be looked at when driveways are reviewed.
* S. Elmore reviewed options for the Solar Panels and regulations for the installations and the Solar Committee will review this matter.

**INSPECTION REPORT:** S. Elmore reviewed the Inspection Report with the Board.

## MISCELLANEOUS CORRESPONDENCE - S. Elmore discussed the Miscellaneous Correspondence with the Board.

**OPEN FORUM:**

* **Owner** – Owner stated she emailed Management re: the water shut off. The owner was upset with the fact that it happened and inconvenienced her.
* **Owner**– Owner stated she had an issue with the gutter cleaning and wants to know why it wasn’t handled correctly. Her significant other had to clean their own gutter. Management and the Board apologized for the miscommunication and asked the owner to copy S. Elmore on all work orders moving forward if there are issues.
* **Owner** – Owner asked if her tree branches could be taken care of. The Board stated that this will be looked into.
* **Owner -** Owner asked for the approval for her exterior modification request for a sliding patio door. The Board granted conditional approval. Owner also had questions re: the spigots and was told the exterior spigot on the building is for all Owners.
* **Unknown Owner** – Questioned if WOW should be drilling into the buildings.

## Unfinished Business: None

## New Business: No new business

## Rule Violations/Appeals: Appeals were heard in executive session.

## Sales: Sales were reported as follows for this reporting period.

## Unit Address Sale Price

## 1040 Sheridan Circle $225,000

## 2755 McClennan $226,000

## 2760 Sheridan $251,000

## 2716 Sheridan Court $230,000

## Adjournment to Executive Session:

## *Motion- Motion made by J. Quigley to adjourn meeting at 9:02 P.M. Seconded by J. Lagodney. Motion unanimously carried.*

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