

KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 9, 2022

The Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held virtually on May 9, 2022. K. Murfay called the meeting to order at 6:01 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
 S. Elmore – EPI Management

Absent: Judy Stepien

MINUTES:

Motion – Motion made by K. Murfay to approve the meeting Minutes from March 14, 2022 as presented. Seconded by D. Hill. Motion unanimously approved.

GUESTS: Kevin, Sebert Landscaping, stated that the spring clean-up was done in April and weekly service has begun. The fertilization tech will do pre-emergent and weed control. The landscapers will be there on Thursdays to mow, trim and do weed control.

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

Total Checking & Savings	\$142,977
Accounts Receivable	\$ 27,480
Total Assets	\$297,761.26
Total Accounts Payable	\$ 32,716
Total Liabilities	\$105,609
Total Equity	\$192,152.67
Total Liabilities & Equity	\$297,761.26

Profit and Loss:

Total Income	\$193,696	Budget \$189,000	Over \$4,500
Prof Services	\$ 10,209	Budget \$ 10,797	Under \$587
Outside Services	\$ 46,106	Budget \$ 55,500	Under \$9,386
Office Expenses	\$ 5,645	Budget \$ 3,508	Bad debt write-offs
Insurance	\$ 48,000	Budget \$ 52,500	Under \$4,300
Misc. Repairs	\$ 19,321	Budget \$ 26,100	Under \$6,762

Utilities	\$ 1,619	Budget \$ 7,036	Journal entry for electric - FACP
Reserves	\$ 53,249	Budget \$ 53,249	
Surplus	\$ 8,788		

COMMITTEE REPORTS:

- **Landscaping Committee** – K. Murfay reported that a walk-thru of the property was done. They are looking at the trees to see what needs to be done to remove some and trim others. They will have an arborist (Kramer Tree) to give specifications on how and what to remove and what to replace.
- **Communications** – D. Hill reported that the spring newsletter was sent out.
- **Finance Committee** – Nothing to report.
- **Building/Grounds** – J. Quigley reported that the walk-through was done. Once the driveways listed are approved, bids will be requested.
- **Rules & Regulations Committee** – Nothing to report

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

- **Sewer Line Maintenance** – S. Elmore obtained a legal opinion regarding the sewer line. According to the opinion, the Board can designate the line as a limited common element and bill the repair back to the units in the building. No clean out was installed for this building originally. A 30-day advance notice will be sent to owners in the building summarizing what will be done and the cost of the repair giving them 30 days to pay after the repair is completed.

Motion – Motion by J. Quigley to repair the main sewer line, notify the unit owners 30 days in advance and bill the owners upon completion giving them 30 days to pay. Seconded by K. Murfay. Motion unanimously approved.

- **Siding Power Washing** – S. Elmore reported that the power washing has begun. Notices are posted giving residents several days notice.
- **Landscaping/Plant Materials Replacement** – S. Elmore reported that the work is moving slowly with many items to be done. Plant material installation is waiting on Sebert to schedule.
- **Bond/Gowdey Entrance** – The Board discussed ideas for the entrance similar to the sign by the pond or paver wall on Collins. S. Elmore recommended using Sebert's expertise for drawing a site plan. Once approved, they would go out for bid. S. Elmore will also investigate lighting for the sign. He will approach the City about paying a flat rate for power.
- **Exterior Painting** – S. Elmore reported that painting will begin at the end of June or beginning of July and will take two months. The contractor will replace rotted wood, prime and then paint.

- **Driveway Replacement** – S. Elmore reported that the driveway schedule is attached.

Motion – Motion by K. Murfay to approve the asphalt bid specifications and get bids based on the inspection done by S. Elmore and J. Quigley. Seconded by J. Quigley. Motion unanimously approved.

- **Alarm Inspection Schedule** – S. Elmore reported that the alarm inspection is required by code for the City of Naperville. Testing is done on the corner of the canopy by the garages and not on the interior.
- **Modification Request – 2820 Powell** – The request will be discussed at the end of the meeting.
- **Planters Between Garage Doors** – Will be discussed during Executive Session

RULE APPEALS – Fines will be reversed for any unit owners that returned the census cards by May 1st. All other appeals will be heard in Executive Session.

INSPECTION REPORT: S. Elmore reviewed the Inspection Report with the Board. Garage doors will be discussed in Executive Session.

UNFINISHED BUSINESS: There was no Unfinished Business to discuss.

NEW BUSINESS: There was no New Business to discuss.

OPEN FORUM:

Karen Peterson asked about the paint marks left on the driveway during installation of the streetlight. S. Elmore will contact the City of Naperville to see if they will remove the paint.

Brian, Powell Ct., sent an email to EPI regarding the parking situation around the island in the court. There is a car with an expired tag that has been parked in the guest spot for four months with an expired tag. The car will be towed within a week. Residents are parking overnight around the island. The streets are dedicated and the City is responsible and the owner was advised to call the police.

Jose asked about a doggie station to encourage those that do not pick up after their dog.

2707 McHenry stated that his tenant received a warning letter for not picking up after his dog. S. Elmore will look into it.

ADJOURNMENT:

Motion – Motion by K. Murfay to adjourn the meeting at 7:02 pm to Executive Session. Seconded by L. DeKeyser. Motion unanimously approved.

Motion – Motion by K. Murfay to adjourn Executive Sessions at 7:59 pm. Seconded by L. Garbar. Motion unanimously approved.

Motion – Motion by K. Murfay to adjourn the meeting at 8:00 pm. Seconded by L. Garbar. Motion unanimously approved.

Respectfully Submitted: EPI Management Company, LLC

EXECUTIVE SESSION

Frank – Landscaping around new extended patio – The Board approved the installation of small plants with a maximum height of 24” by a vote of 4-2. Owner has to maintain the plants.

911 Sheridan Ct. – Received a warning on 3/23 regarding a bird feeder. The bird feeder belongs to the neighbor, and she has removed it.

Owner received a warning to replace a small patch of dead grass from neglect or abuse. The owner stated that he did not cause the grass to die but he is putting in an extended patio which will cover the area.

Gong – Netting on the garage on Sheridan Circle attached with Velcro screwed into the trim board. Owner is fined \$50 and has 15 days to remove the Velcro. The owner has a shop inside the garage and the rules state the garage shall be used primarily for storing vehicles. The owner will be cited for this.

Fence Request – L. DeKeyser previously requested a fence to replace the arborvitae that was removed, and it was denied. L. DeKeyser and her neighbor requested that they pay 50% and the Association pay 50% of the cost to install the fence. Cost of the fence is \$550, and the Board agreed to pay \$275.

Electrical Lighting on 912 Moultrie – No wires exposed for exterior lighting.

Visitor Spots on Sheridan Ct. – S. Elmore will find out the cost and the Board will decide whether or not to include them.