

**BOARD OF DIRECTORS
KINGSWOOD HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING
August 7, 2006**

A meeting of the Board of Directors was held at 7:00 p.m. in the EOC Room (Basement) located in St. Charles City Hall, 2 E. Main Street, St. Charles, IL 60174.

All Directors were present. Also present was Frank Palarz, Chair of the Landscaping Committee.

Mike Henriksen opened the meeting at 7:10 p.m. and provided the Board members with a copy of the Agenda.

Board Meeting Minutes

Mike motioned that the Minutes of February 6, 2006 be approved. Jay seconded and they were approved.

Treasury

Niki reported that she had signed a one-year contract with McCloud to continue handling the pond treatment. Niki mentioned that she has called EPI on several occasions requesting monthly financial reports. They have been providing the quarterly reports but not the monthly. EPI is not doing a good job at the moment and Mike and Niki will sit down with the owner and try to resolve the situation.

Mike stated that he has handled all charges with the bank that resulted from a funds shortage earlier in the year due to transferring a large amount to a Reserve Fund.

There were quite a few homeowners who did not pay their annual assessments on time and it was determined that EPI sent out the notices as the last item in a package whereas it was supposed to be the first item. This probably resulted in the homeowners not realizing the Annual Assessment Notice was included. After some discussion, Mike moved that we forgive the late penalty for all homeowners who had paid their assessment by August 7, 2006. Niki seconded and it was approved.

Old Business

Mike stated that our Web site has still not been updated. Hogan volunteered to try and maintain the site and Mike will work with Hogan to set it up.

Houses for sale in Kingswood have not been updated recently. Niki will update the list of houses for sale and this will allow us to monitor EPI to be sure they are sending out the proper packages to realtors.

Mike reported that Wal-Mart has filed a new Plan with the City of St. Charles. The four local Associations (Kingswood Townhouses, Kingswood Homeowners, Charlemagne and Majestic Oaks) have joined in hiring an attorney to represent our interests in this

project. Our portion of \$3,000 was paid on June 26, 2006 but B.R.I.S.C. is now asking homeowners to help fund them rather than the Associations footing the entire bill.

New Business

Possibly replace EPI for reasons stated above.

Mike presented a plan submitted by a homeowner, Jon Norris, to add a study on to the back of his house. The Plan was reviewed by the Board acting in their capacity as Architectural Committee and approved. Mike will inform Mr. Norris.

Conservation

Mike stated that one homeowner is proceeding with the restoration of some Conservation areas in accordance with his plan submitted to the City. Another homeowner is proceeding with his approved Conservation area Plan.

Mike mentioned that several homeowners back up to homes in West Chicago and those W.C. homeowners are not all keeping the conservation area but cutting it down to have larger back yards. This spoils the view for the Kingswood homeowners. One homeowner suggested we allow these few homes to build a fence at the rear of their conservation area so that it would block the view of a patio or swing set. The Board spent some time discussing this option and suggested that a better approach might be to request the City to approve planting evergreen trees or bushes at the rear of the conservation area which would grow to block the poor view but still not be a "fence". Frank will discuss this option with the homeowner who suggested the possibility of a fence.

Legal/Insurance/Taxes

Mike checked on our insurance coverage and doesn't believe our exposure is as great as one might think. We'll leave our insurance coverage "as is" for the time being.

The Board Election is coming up in November. Hogan needs to set up Board Election materials that will probably be mailed in September.

Ponds

Jay will contact Waldschmidt & Associates to get a quote on patching a few areas with rip rap. Mike will talk to Brian at Prestige about killing the weeds in the rip rap area. The middle pond is doing well and the front pond was doing well until we got some rain. Cattails need to be cut back on the water side. Jay will get a quote from Waldschmidt about doing that and Mike will get a quote from Prestige for the same job.

Landscaping

Frank provided the Board with an update on the Front Entrance and Cul-de-sac projects. The cul-de-sac Committee members are all signed up to handle their own cul-de-sac for in-put from their neighbors on the court. On the one cul-de-sac that we did repair, the

homeowner wasn't very happy with the result but now that the plant life has all grown in she is very happy with the end result. She told Frank that she and her husband weed it frequently. Frank will talk to Brian at Prestige about maintaining the cul-de-sac. He also said that some flagstone might be added to show off the plant life a bit more. Frank believes that all the burning bushes have to go as they are killing the bottoms of the evergreen trees. Several other ideas were presented for consideration and Frank will work with the Committee members on this project.

Our next meeting will be held on Monday, October 2, 2006.

There being no further business the meeting was adjourned at 9:05 p.m.

Mike Hogan
Secretary