

**BOARD OF DIRECTORS
KINGSWOOD HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING
October 2, 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 opened the meeting at 7:00 p.m. and provided the Board Members and the other attending homeowner with a copy of the Agenda.

Board Meeting Minutes

Niki motioned that the Minutes from September 4, 2007 be approved. Frank seconded and they were approved.

Treasury

Niki handed out the Draft Budget for the period 2007-2008. After some discussion Niki suggested not collecting Annual Assessments for the coming year as we have plenty of money in the bank and no major projects scheduled for next year. Mike also thought this would be in order as we don't need the extra money. Mike suggested the Board Members think about this and a vote will be taken at the next Board Meeting.

Niki advised the Board that the Townhouse Assn. has not paid their share of expenses invoiced some time ago. However, they have a new Management Company handling their Assn. and Niki expects the invoice will be paid shortly. Niki also suggested invoicing the Townhouse Assn. every six months for their share of expenses. The Board agreed that this would be a good idea.

Old Business

Mike mentioned that the Homeowner lawsuit was still on going. The Homeowner had avoided service of the suit for several weeks and had just been served last Thursday. Our Attorney is now in the process of scheduling a court date. The homeowner present at the meeting suggested advising the Homeowner's Mortgage Company as perhaps the Mortgage Company was not aware of the rental arrangement and might require some other type of Mortgage than the usual homeowner variety. Mike said he would pass the information along to our Attorney.

The Homeowner sign advertising his business is back up and in a very visible position. Frank stated he looked through the by-laws and didn't find anything to prohibit the sign. After some discussion, Mike said he'd look through the by-laws as well but would also talk to the Homeowner this weekend and ask him to voluntarily remove the sign.

New Business

Mike mentioned that the letter requesting Board volunteers had gone out on September 12th as intended. We have received one Board Candidate Information Sheet from a Homeowner other than current Board members. Homeowners have until October 12th to respond so we'll see what other responses we may receive. Mike will prepare the Homeowner Letter to send next month for the Election on November 20th.

Ponds

Frank stated that the Townhouse Assn. has agreed to pay their share of the cost for removing part of the cattails in the Front Entrance pond. Frank will contact McCloud and have them do the project at a cost of \$700-\$800.

Landscaping

Frank said the Townhouse Assn. also agreed to pay their share for steam cleaning the Front Entrance Monument. Frank will handle with the contractor and the cost is expected to be about \$200.

Frank stated that the cul-de-sac project has been completed. One Homeowner wasn't too happy with what was being done as he had expected to be contacted for his input. That was the responsibility of the cul-de-sac coordinator so nothing for the Board to handle. We can always "tweak" the landscaping next year if necessary. Mike stated that this was a job well done by both Frank and Katherine and really took some effort to get it accomplished. Thank you Frank and Katherine!

Frank will continue to work with the Landscaping Committee on Front Entrance ideas.

Our next meeting is scheduled for Tuesday, November 6th. 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