

**BOARD OF DIRECTORS
KINGSWOOD HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING
March 1, 2004**

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.

Present were Board Members Mike Henriksen, Frank Palarz, Jeanne Tackett, and Jay Mitchell. Mike Hogan was absent. No other homeowners were present.

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

Last Board Meeting Minutes

Mike Henriksen motioned that the Minutes of February 2, 2004 be approved. Frank Palarz seconded and they were approved.

Treasury Updates

Jeanne Tackett and Mike Henriksen provided information regarding assessment payments and the overall financial condition of the Association. As of 3/1/04, 72 homeowners had paid their 2004 assessments. Victoria A. Haines, CPA, is working on the Association's 2003 tax returns.

Old Business

"No trespassing" signs for the ponds were approved. Frank Palarz reported that he is working with the City of Saint Charles to ensure that the parkway trees knocked down near the front entrance are replaced with large, desirable trees similar to what was existing. The Association will probably be responsible for the replacement of the tree on Foxfield at the southwest corner of the pond on Foxfield.

Website Improvements

Regarding the conservation template, Frank Palarz provided copies of 2 possible layouts. Some modifications were discussed. Frank Palarz is to update the templates and bring back to the Board for review.

Satellite Dishes

Due to the difficulty in setting a universal standard, this was discussed and is to be discussed again at the May, 2004 Meeting. At a time that a standard is set and enforcement is pursued, the Board agreed to use EPI for the generation of the violation letters.

Legal/ Insurance

Mike Henriksen provided information on changes received from Premier Risk Services, Inc.

Ponds

The contract for the rip rap rock on the Foxfield pond (west pond) was awarded to Waldschmidt and Associates, Inc. Jay Mitchell will follow up on a start date for this work. Frank Palarz is looking into alternatives for the treatment of the ponds. Mike Henriksen and Frank Palarz will work on setting up a planning meeting with the Townhome Association.

Landscaping

Mike Henriksen and Frank Palarz will discuss the Association's requirements with Brian from Prestige. After discussion, the intent of the Board is to negotiate and enter into another long term contract with Prestige.

The next meeting is scheduled for May 3, 2004.

Adjournment

The meeting was adjourned at 8:45 PM.