

**BOARD OF DIRECTORS  
KINGSWOOD HOMEOWNERS ASSOCIATION  
MINUTES OF THE MEETING  
October 2, 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 except Niki McGowan. Also present was Frank Palarz, Chair of the Landscaping Committee.

Mike Henriksen opened the meeting at 7:05 p.m. and provided the Board members with a copy of the Agenda.

A homeowner presented the Board with a letter advising the Board that another homeowner had rented their property to another party and said party was not in compliance with our Association by-laws to wit: there were about 10 persons living in the house whereas our by-laws state that not more than 3 persons, unrelated to each other, may live in a home classified as a Single Family Dwelling. The homeowner's letter is attached to the copy of the Minutes held by the Secretary.

After some discussion of the situation, Mike stated that he would fax a copy of the letter to our attorney for review and provide the homeowner with our attorney's response.

Board Meeting Minutes

Mike motioned that the Minutes of August 7, 2006 be approved. Jay seconded and they were approved.

Treasury

Mike stated that he had sent a letter to EPI that service needed to improve. He also told them he needed a check cut for Frank Palarz for past expenses which Frank has been waiting for for some time. Jay and Hogan said they had not received the most recent Financial Reports from EPI. Mike briefly reviewed the current Financials for the Board stating that the revised late fees were processed as approved at the last meeting. A few people have still not paid their Annual Assessment fee and/or a prior penalty fee. We currently have \$44,000 in our reserve fund.

Old Business

Our Web site still needs updating. Mike stated he hasn't been able to work with Hogan on the situation but hopes to get to it in the near future.

B.R.I.S.C. is looking for all homeowners to provide \$100 to support its efforts in combating the proposed Wal-Mart building. The Association committed to funding B.R.I.S.C. with \$5,000 and had previously made a payment of \$3,000. After some discussion, Mike proposed that we provide B.R.I.S.C. with the additional \$2,000. Jay seconded and it was approved. Mike will ask EPI to cut the check.

New Business

Mike mentioned the upcoming Board Election for November and asked Hogan to update the draft letter to homeowners and he will get it out to the homeowners.

Mike mentioned we are missing an “o” from our sign at the entrance to Kingswood. Frank said that Niki has the data from the last time we had to replace a letter and she can contact the sign company for a replacement. Mike will contact Niki on this matter.

Conservation

Mike mentioned that a homeowner has built a Dog Run on their property which is not allowed under our by-laws. Another homeowner has had a trailer parked in their driveway for some period of time. Mike will ask EPI to send a letter to the one homeowner asking them to remove the Dog Run.

Ponds

Jay stated that he contacted Waldschmidt about patching the rip rap at the Front Entrance pond and removing the cattails. Waldschmidt had submitted a quote which was reviewed by the Board. The quote also included cutting down a willow tree which was becoming a nuisance. After some discussion, Mike proposed approving the quote to patch the rip rap. Hogan seconded and it was approved. Jay will handle with Waldschmidt. Frank will contact Prestige and ask for a quote to on removing the cattails and Jay will also ask for a quote for the same thing from McCloud who handles our pond treatment.

Landscaping

Frank mentioned that he is currently getting quotes on planting of the other 7 cul-de-sacs.

Our next meeting will be held on Monday, November 6, 2006.

There being no further business the meeting was adjourned at 8:00 p.m.

Mike Hogan  
Secretary