

**BOARD OF DIRECTORS  
KINGSWOOD HOMEOWNERS ASSOCIATION  
MINUTES OF THE MEETING  
May 2, 2005**

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.

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

A couple of homeowners attending the meeting raised the issue of West Chicago homeowners changing the conservation area that backs up to Kingswood homes. They asked if the Board could do anything to stop this from happening to other properties in Kingswood. Mike explained that the West Chicago homes that back up to Kingswood have no Homeowners Association and West Chicago does not have a conservation ordinance. Mike said he has talked to Bob Hupp to see if anything could be done. Bob Hupp will also ask Bob Sirott to look at the whole situation along the line of homes backing up to Kingswood and see if anything could be done. Mike made several suggestions to approach this issue such as sending the West Chicago homeowners a letter or inviting them to a meeting with Kingswood homeowners to discuss this issue. After some discussion it was decided that a letter to the West Chicago homeowners might be a good first step. Mike asked Mike Hogan to draft a letter for the Board to review.

Board Meeting Minutes

Jay motioned that the Minutes of April 4, 2005 be approved. Mike seconded and they were approved.

Treasury Updates

Jay reviewed the latest treasury reports but the April reports have not been received so there was no new information. Mike mentioned that EPI told him the Assessments were coming in well.

Old Business

Mike mentioned that our Kingswood web site was down as the server crashed. Mike, Frank and Niki will try to meet with Dan within the next two weeks to get the programs and updates necessary to keep our web site running.

New Business

A homeowner wants to add a 3<sup>rd</sup> bay to his garage and presented plans and photos to the Board (acting in their capacity as the Architectural Review Committee) for consideration. Board members asked a number of questions and after reviewing the plans and photos Jay motioned to approve the plans, Mike seconded and they were approved with stipulations to be communicated to the homeowner.

### Conservation

Mike mentioned that the homeowner that had been in litigation with the City over conservation issues has now submitted a plan to the City to restore the conservation zone and the plan has been approved by Bob Hupp subject to certain conditions communicated to the homeowner.

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Another homeowner has used the Kingswood web site to communicate with the City on a request to remove certain noxious plants from the conservation area and to replant several native plants with the assistance of The Natural Garden and approval from the City. Mike mentioned that at least people are starting to use the system and hopefully that will continue. Mike gave Mike Hogan the documents to these situations for our files.

Frank raised the question of possibly helping homeowners with conservation issues by having the Association help to pay for the services provided by experts employed to help the homeowners and as an incentive to homeowners to use the system in place. After some discussion, the Board believed this to be a good idea and Frank was asked to obtain some cost estimates from several experts.

Frank also raised the question of redoing the conservation survey that the City had done a few years ago. Mike stated that the City doesn't have the funding to do this survey again and if we wanted it done we would have to fund it from the Association. After some discussion the Board decided to table this issue until October when it may be presented to the homeowners.

Mike mentioned that he had met with the Presidents of the Charlemagne and Majestic Oaks Homeowner Associations to discuss conservation issues.

### Legal/Insurance

In connection with the speeding issue raised at the last meeting Mike mentioned that the Police will start increasing their patrols through Kingswood. The City will also review placing stop signs at Queen Elizabeth Court and at the intersection of King Edward and King Richard Circle.

No new issues pertaining to satellite dishes.

### Ponds

Frank said he and Mike will walk the rip rap along the pond with the contractor to inspect the final job. The back pond is already being treated and we'll hold off treating the front pond until we determine there is a problem there.

Landscaping

Frank has received a couple of proposals for redoing the cul-de-sacs. Prestige has submitted a price of \$585 each. The Park District will be planting the box near the sign in the Park this month. The City has replaced the two trees knocked down by an errant motorist and the Association paid for part of the cost so that we received trees equal in size to those already in place.

The next meeting will be held on Monday, August 1, 2005. There being no further business the meeting was adjourned at 8:50 p.m.

Mike Hogan  
Secretary