

Kingswood Homeowners Association

Meeting Date: November 21, 2024

Meeting Location: 2560 Foxfield Road #180, St Charles, IL 60174 and Zoom

2024 Annual Homeowner's Meeting Minutes

I. Call Meeting to Order

- a. A motion was made by Jonathan Bierman to call the annual meeting to order at 7:42pm.
- b. The motion was seconded by Jake Koors.
- c. Vote in favor was unanimous, motion passes.

II. Establish Homeowner Quorum

- a. A quorum of at least 50% failed to be met.

III. Approve Previous Meeting Minutes (11/29/2023)

- a. Tabled due to lack of quorum.

IV. Board of Directors Election

- a. Due to lack of quorum, the election could not be held. The current Board will remain.

V. Adjourn Meeting

- a. A motion was made by Jonathan Bierman to adjourn the annual meeting at 7:46pm.
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.

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Board of Director's Meeting

- I. Call Meeting to Order**
 - a. A motion was made by Jonathan to call the meeting to order at 7:03pm.
 - b. The motion was seconded by Ross.
 - c. Vote in favor was unanimous, motion passes.

- II. Establish Board Quorum** – Dave Sladek, Jonathan Bierman, Jake Koors and Ross Totten

- III. Homeowners Present** – John Desando, Gordon Marshall, Mark Reinbold, Jim Sharko, Bruce Nemecek, Patrick Barrick and Wesley Totin

- IV. Approve Previous Meeting Minutes (07/25/2024)**
 - a. A motion was made by Jonathan to approve the 7/25/24 meeting minutes.
 - b. The motion was seconded by Dave.
 - c. Vote in favor was unanimous, motion passes.

- V. Treasurer's Report** – The Treasurer's Report was given by Jake Koors.
 - a. **Operating Funds:**
 - i. Checking Account Balance: \$19,630.39 as of 11/18/2024
 - b. **Reserve Funds:**
 - i. Money Market Account Balance: \$28,485.48 as of 11/18/2024
 - c. **Delinquencies:** \$25.00 as of 011/18/2024

- VI. Old Business**
 - a. **Vote on Electronic Communication Policy**
 - i. A motion was made by Jonathan to approve the proposed electronic communication policy.
 - ii. The motion was seconded by Ross.
 - iii. Vote in favor was unanimous, motion passes.

- VII. New Business**
 - a. **Vote on 2025 Operating Budget**
 - i. A motion was made by Ross to approve the 2025 Budget.
 - ii. The motion was seconded by Dave.
 - iii. Vote in favor was unanimous, motion passes.

 - b. **2025 Service Contracts**
 - i. Landscape Maintenance
 - 1. A motion was made by Jonathan to approve the ZGreen Landscaping proposal in the amount of \$7,504.
 - 2. The motion was seconded by Jake..
 - 3. Vote in favor was unanimous, motion passes.

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ii. Lawn Treatment Contract

1. A motion was made by Jonathan to approve the 2025 Lawn Doctor proposal in the amount of \$2,232.50
2. The motion was seconded by Ross.
3. Vote in favor was unanimous, motion passes.

iii. Tree Care

1. A motion was made by Jonathan to approve a revised Graf Tree Care quote for Emerald Ash Borer Treatment and Tree Fertilization only for an amount of \$683.
2. The motion was seconded by Dave.
3. Vote in favor was unanimous, motion passes.

iv. Pond Maintenance

1. A motion was made by Jake to approve the 2025 McCloud Aquatics pond maintenance contract for an amount of \$6,968.18
2. The motion was seconded by Jonathan.
3. Vote in favor was unanimous, motion passes.

c. **Proposed Bylaw Amendment to Reduce Quorum & Increase Board Member Terms**

1. The Board reviewed the proposed Bylaw amendment to reduce the quorum requirement from 50% down to 20% and to increase Board Member terms from 1 year to 2 years with staggered terms.
2. In order for the amendment to pass, at least 67% of Homeowners must vote in favor of the amendment.
3. The Board will continue to work to collect ballots from Homeowners.

VIII. **Open Forum was held.**

IX. **Adjourn Meeting**

- a. A motion was made by Jonathan to adjourn the meeting at 7:42pm.
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.

X. **Reconvene Meeting**

- a. A motion was made by Jonathan to reconvene the meeting at 7:45pm.
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.

XI. **Board Vacancy**

- a. A motion was made by Jonathan to appoint Manuel Calvillo to fill a vacancy on the board.
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.

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XII. Adjourn Meeting

- a.** A motion was made by Jonathan to adjourn the meeting at 7:46pm.
- b.** The motion was seconded by Ross.
- c.** Vote in favor was unanimous, motion passes.