

**BOARD OF DIRECTORS
KINGSWOOD HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING
July 7, 2003**

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 Jay Mitchell.

Mike Henriksen opened the meeting at 7:05 p.m. and provided the Board members and attending Homeowners a copy of the meeting Agenda (attached).

Mike motioned that the Minutes from June 2, 2003 be approved. Jeanne seconded and they were approved.

Jeanne updated the Board on Account Balances and Accounts Payable. Six (6) Homeowners have not paid their 2003 Assessments. EPI has sent each a letter advising them of the payment due along with the penalty payment. Jeanne and Mike will call each of the six Homeowner requesting them to pay. Mike updated the Board on the foreclosed home on King Richard Cout and stated that the house had sold but not closed. The Realtor will handle the payment of past due Assessments, late payment penalties, and lawn cutting services. Mike will send him an invoice.

A few comments were made about homes being sold in the subdivision without having the Homeowner Assn. Packet completed. Mike will follow up with Jay to be sure the Realtors are being notified that there are Association items that need to be completed prior to the sale of a home. Mike will also call EPI to see if they have been sending out Packets to the Realtors.

The KHOA taxes for 2002 are still pending. We will not own any taxes but there are unpaid and unresolved issues with the builders. A letter Mike received from Barbara Lash indicated they were aware back taxes needed to be paid and will do so shortly.

Mike advised the Board that the homeowner who had requested approval of swimming pool and fencing plans has decided not to pursue the project at this time. Since the Architectural Review Committee (ARC) had received valuable information while investigating this request, which can be used for future requests of a similar nature, **Mike proposed returning the Homeowner's check in full. Mike Hogan seconded and it was approved.**

Mike mentioned that the July 4th Parade was a big success. He asked Mike Hogan to develop a thank you letter to the St. Charles Fire Department for their participation.

Pete updated the Board on the RipRap study. One contractor had submitted a proposal of \$4,254.35 for handling the current problem areas which would constitute first stage maintenance. There was quite a bit of discussion on this issue and Mike suggested obtaining the names of several Civil Engineering firms to determine their interest in bidding on the project of evaluating the front pond RipRap and providing an evaluation to the Board. One Homeowner stated she would have her husband look at the situation and report back to the Board as he has expertise in construction areas. Jeanne will call Russell Builders and see what firm they used; Mike will do the same with Barbara Lash. Pete will call the City to see if they will look at it and give us their advice. Mike Hogan and Pete will work together to develop a list of other potential CE firms.

Jeanne mentioned that Frank Palarz and Heidi Woods would be taking over leadership of the Landscaping Committee. Jeanne then presented the Board with a proposal and cost estimate for replacement plants at the Front Entrance. After some discussion **Jeanne proposed that the Board approve the Plan. Mike seconded and it was approved.**

Mike stated that we had made several decisions on interpretation of sections of the by-laws and questioned whether we should send out a letter to Homeowners advising them on key points such as flag poles, satellite dishes and basketball backboards. After some discussion the Board deferred this question to a future meeting.

Mike provided the Board with a draft letter to be sent to the City of St. Charles from our attorney thanking them for their efforts in enforcing the Tree Conservation Easement in Kingswood. The letter also proposes a couple of suggestions on how KHOA and the City could work together on the enforcement program. Board members thought it was a very good letter and Mike will advise our attorney to send it.

Mike updated the Board on the Homeowner who had been found to be in violation of the Conservation Ordinance and who had agreed to remove the sod he had planted in the Conservation area. The Homeowner has now advised the City the he will not remove the sod and asked the City to “grandfather” his situation. The City has refused and another Adjudication Meeting has been scheduled for July 17, 2003. Mike mentioned that several other Homeowners have been cited and are working with the City to resolve the issue and a number of other Homeowners have contacted the City to obtain guidance on their Conservation issues.

Mike mentioned that the Satellite Dishes seem to be getting out of hand in Kingswood and suggested the Board establish guidelines on how the dishes should be mounted. There was considerable discussion on this issue and Mike Hogan suggested he contact the Association of Homeowners Associations to see how other Associations have handled the situation. Mike will then report back to the Board on the situation.

Jeanne mentioned that several homeowners are still requesting a Stop Sign for Queen Elizabeth Court at King Richard Circle as cars speed into and out of the Court. Mike stated that the City is doing some traffic studies to address such issues. Mike said he will also contact the Police Department and see if we can get the unmanned speed sensor sign posted at the Court for several days to remind drivers as to how fast they are driving.

Mike brought up the issue of the West Chicago Transfer Station and after some discussion the Board decided it was not a KHOA issue and we will not pursue it.

Mike stated that there has continued to be vandalism in Kingswood, particularly with mailboxes being damaged. He had contacted the City to see about establishing a Neighborhood Watch but the City advised him that it had discontinued the Watch since there were not enough participants. After some discussion Mike said he would contact the appropriate Police Officer to see about getting the Neighborhood Watch Program going again in Kingswood.

The next Kingswood Board Meeting will be held August 4, 2003.

There being no further business the meeting was adjourned at 9:45 p.m.

Mike Hogan
Secretary