

Kingswood Homeowners Association

Meeting Date: November 19, 2025 – 7:00pm Central

Meeting Location: 2560 Foxfield Road #200, St Charles, IL 60174 and Zoom

Zoom Link

<https://us02web.zoom.us/j/82844283730?pwd=1PGWCeQHqt6brmE9rjaHbwflQyehpH.1>

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Board of Director's Meeting Minutes

I. Call Meeting to Order

- a. A motion was made by Jonathan to call the meeting to order at 7:00PM
- b. The motion was seconded by Jake.
- c. Vote in favor was unanimous, motion passes.

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

III. Approve Previous Meeting Minutes (09/30/2025)

- a. A motion was made by Jonathan to approve the 9/30/25 meeting minutes.
- b. The motion was seconded by Jake.
- c. Vote in favor was unanimous, motion passes.

IV. Treasurer's Report – The Treasurer's report was given by Jake. Recent cul-de-sac island tree removal and re-planting costs will be paid using operating funds. The 2026 Budget has been mailed to Unit Owners and annual dues will remain the same.

- a. **Operating Funds:**
 - i. Checking Account Balance: \$12,374.26 as of 11/13/2025
- b. **Reserve Funds:**
 - i. Money Market Account Balance: \$47,286.99 as of 11/13/2025
- c. **Delinquencies:** \$0.00 as of 011/15/2025

V. Old Business

- a. None

VI. New Business

- a. **Vote on 2026 Operating Budget**
 - i. A motion was made by Jonathan to approve the 2026 Budget.
 - ii. The motion was seconded by Jake.
 - iii. Vote in favor was unanimous, motion passes.
- b. **2026 Tree Care Contract**
 - i. A motion was made by Jonathan to approve the 2026 Graf Tree Care Service Agreement
 - ii. The motion was seconded by Manuel.
 - iii. Vote in favor was unanimous, motion passes.

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c. Discussion/Updates – Neighborhood Speeding

- i. Alderperson Jayme Muenz has been working with the St Charles Police Dept and Public works to study whether there is a speeding issue in the Kingswood (and neighboring) communities.
- ii. The Board (and homeowners) have been invited to meet with representatives from the police department and public works (the road-design engineers) to discuss our concerns and have them present data and information to us.
- iii. The Board agreed to meet on December 16th at either 6pm or 7pm and will coordinate with Jayme.

VII. Open Forum

- a. A Homeowner brought up concerns regarding a large coyote sighting in the neighborhood.
 - i. The Board will send out an email to homeowners regarding coyote awareness and safety tips.

VIII. Adjourn Meeting

- a. A motion was made by Jonathan to adjourn the meeting at 7:14PM
- b. The motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.

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Annual Homeowner's Meeting Minutes

I. Call Meeting to Order

- a. A motion was made by Ross to call the meeting to order at 7:14PM
- b. The motion was seconded by Manuel.
- c. Vote in favor was unanimous, motion passes.

II. Establish Homeowner Quorum

- a. The percentage of Owners present either in person or by proxy was 14.966%
- b. The quorum requirement was not met.
- c. The Annual Meeting cannot be held.

III. Adjourn Meeting

- a. A motion was made by Ross to adjourn the meeting at 7:16PM
- b. The motion was seconded by Jake.
- c. Vote in favor was unanimous, motion passes.