

**BOARD OF DIRECTORS
KINGSWOOD HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING
September 8, 2003**

A meeting of the Board of Directors was held at 7:00 p.m. in the City Council Meeting Room located in St. Charles City Hall, 2 E. Main Street, St. Charles, IL 60174.

All Directors were present except Jay Mitchell and Pete Edwards.

Mike Henriksen opened the meeting at 7:30 p.m. and provided the Board members and attending Homeowners a copy of the meeting Agenda (attached).

Mike mentioned that there is a pending litigation issue regarding a conservation issue and we will just wait to see what happens. A homeowner at the meeting asked several questions as to what the Board would do given a sample hypothesis. Mike responded to the hypothetical question and the homeowner persisted asking what if the City did nothing to fix a violation of a conservation issue clearly covered by the by-laws. Mike responded that if the City did nothing to correct the problem then the Board would take action against the homeowner.

Mike proposed that the Minutes from July 7, 2003 be approved. Jeanne seconded and they were approved.

Jeanne provided the monthly Treasury Reports and provided explanations. There were a few errors on the reports and Jeanne will contact EPI representatives to sort out the discrepancies and have a balanced report for next month.

Mike mentioned that Barbara Lash told him she now had the money from the Developers and will pay the outstanding taxes due. Once this has been done we can file our tax return.

Jeanne stated that Pete had a hard time trying to get people to come out and quote on the Rip Wrap issue of the front pond. Mike will ask our attorney to get the Plans for the two ponds and then he will call some engineering firms to see if they would quote on the Rip Wrap project. Mike also asked Mike Hogan to see if he could contact a few firms to see if they would quote on the project.

Some people have mentioned to Mike that the lights at the front entrance were still bright and Jeanne will check with John to be sure they were corrected and don't shine into people's eyes as they approach the front entrance.

Mike mentioned that some homeowners have complained that the streetlights are too bright and would like to see them deflected from the homes. Mike will talk to Paul DiToma about deflectors to ease the lights outside the homes.

Mike mentioned that our attorney has drafted a letter to homeowners concerning their responsibilities, particularly in the area of conservation. The letter will outline responsibilities and state, in essence, that failure to comply may result in legal and remediation fees as well as possible liens on the homes. The Board deferred voting on sending the letter out until each member has had a chance to read it.

Jeanne asked whether Bob Hupp's e-mail address could be added to our web site so people could contact him and receive an answer more quickly. Mike will check to see if we can do this.

Mike stated that Barbara Lash will send us a letter about payment of the taxes and then we can move forward with the formal transition from the Developer to the homeowners.

Our attorney sent a letter to the City or St. Charles offering our help in reviewing conservation area plans of homeowners. The City accepted the offer and Mike will be the key contact to review plans for change in any conservation area.

Frank Palarz will get another quote from Wasco on landscaping the front entrance but it is believed they will get the job. The Town Homes have paid for their portion for the Front Entrance. Prestige is mowing OK but needs to put down Rodeo to kill weeds in the ponds. Mike will call Brian to tell him to do it. (Rodeo can be used to treat the weeds near the ponds as it won't kill the fish.) Another suggestion was to put a sign near the ponds such as "no trespassing" or "private property". Mike will check into this.

Mike suggested sending a letter to homeowners advising them of standards for satellite dishes. He would then like to send this to current homeowners who already have a dish and hope they will conform to the changed guidelines. Mike proposed that this be approved. Jeanne seconded and it was approved.

Mike Hogan stated that we need to have a general meeting on November 18th to elect the new Board of Directors for the period December 1, 2003 through November 30, 2004. He provided the Board with a summary of the steps to be taken to hold the election along with a Board Candidate Information Sheet and a draft letter to send to homeowners. After some discussion Mike said he would make some changes to the letter and send to the Board for review and approval. Jeanne said she would distribute it to homeowners on Saturday, September 13th.

Mike mentioned that Dan Eckert was having some problems getting our by-laws posted to the web site and asked Mike Hogan to take the documents to Kinko's and have them copied into an Adobe format so we can get them on the web site. Mike will do this.

Mike said we might also add a piece to our web site such as "Are you selling your home?" and follow that up with instructions.

The next meeting was scheduled for October 6, 2003.

There being no further business the meeting was adjourned at 10:20 p.m.

Mike Hogan
Secretary