

**KIPLING ESTATES HOMEOWNERS ASSOCIATION**

**April 25, 2012**

Meeting Called to order 7:00 PM

Board members present:

Bob Bradley  
Patrick Crowley  
Melissa Gold  
Marion Somers  
Nancy Erwin  
Linda Ramlot  
Patti McGrath  
Susan Olson

Also present were:

Larry Miller - Bay Property  
Cathy Miller - Administrative Assistant, KEHOA

Not present:

Diane Gallico - Clubhouse Manager

Six homeowners were in attendance.

A quorum having been determined, President Bob Bradley, who presided at the meeting, called the meeting to order at 7:00pm.

Discussion of Article IV Section 4.14 of the Declaration - Governing Law the Illinois General Not for Profit Corporation Act was changed to Illinois Common Interest Community Association Act and meeting notices to members are not required unless the agenda includes budget, assessments or special assessments.

The secretary, Melissa Gold, read the minutes from the meeting of December 7th, 2011. The minutes were tabled to make corrections.

Melissa Gold reported that a copy of the minutes from last year's annual meeting could not be located. Dawn Markley, last year's secretary, will be contacted by Bob Bradley to determine the location of those minutes.

Patti McGrath read the minutes from the meeting of January 18th, 2012. A motion was made by Nancy Erwin and seconded by Patrick Crowley to approve the minutes. The motion was unanimously approved. The minutes will be sent to Brenna Joyce to be added to our website.

Our treasurer, Marion Somers, gave the financial report from March 2012. A copy of her report is on file at the Kipling clubhouse. A motion was made by Linda Ramlot and seconded by Patti McGrath to accept the treasurer's report. The motion was unanimously approved.

## **Clubhouse report:**

Bob Bradley read the clubhouse report. Gym Totals: For Jan: 537, Feb: 508, Mar 535. There were 10 parties in January, 8 in February, and 4 in March. Total income from parties was \$1,685.00.

### Activities:

Karate Classes are Tuesday's at 4:30.

Exercise Classes continue on Tuesday and Thursdays.

Easter Party was Saturday, March 31<sup>st</sup>. Some of the pictures were in the last newsletter.

Tennis court and volleyball nets are up and open for use.

The pool opens Saturday, May 26<sup>th</sup>. We will give away free kites on opening day.

The Troy Fire Dept. came in for an annual inspection of the clubhouse on March 14<sup>th</sup>. The only thing they noted was that our exit signs and emergency lights needed back up batteries. They have been replaced. Our fire extinguishers have been up-dated and tagged. This is an annual requirement.

Our swimming license was renewed from the Health Dept. Were now good until 5/1/13

The State Fire Marshal came in for their annual inspection. We passed and are good until 6/20/13.

Both of our required licenses are posted in the office.

## **Landscape Report**

Linda Ramlot reported that the planting of new flowers and shrubs has been put on hold due to the lack of rain.

The Wynstone entrance sign at the south end of Wynstone has been located and marked with stakes. The sign is on order. The landscaping for that area has started.

Mulch will be coming later this year.

Bob Bradley is working on getting the aerators installed

## **Rules and Regulations**

Nancy Erwin led the discussion on the rules booklet format. It was decided that there would be one main booklet for the entire Kipling Estates community with separate documents for each of the eight neighborhoods. These separate documents would be for rules unique to each neighborhood. Homeowners would receive the Kipling Estates community rulebook and a second document unique to their neighborhood.

Patti McGrath conducted a discussion regarding flagpoles. It was pointed out that a new law governing homeowner associations, the Common Interest Community Association Act, prohibits an association to restrict any homeowner the right to display the American flag or and military flag. The law also prohibits the restriction of flagpoles. Currently our covenant prohibits the use of flagpoles. President Bradley appointed a committee of three board members, Patti McGrath, Linda Ramlot, and Marion Somers, to rewrite our rule pertaining to flagpoles and the display of the American flag or any of our military flags. That committee report will be available at our next meeting.

## **Violation fines**

After a brief discussion regarding our violation fine process, President Bradley appointed a committee of three, Nancy Erwin, Cathy Miller, and he, to review our entire violation fines process. That committee report will be available at our next meeting.

## **Old Business**

### **Basketball hoops**

A discussion of the basketball hoops rule was conducted. This rule was also discussed at a board workshop meeting held on March 21, 2012. A revised rule was unanimously approved through a motion made by Linda Ramlot and seconded by Sue Olson.

The new rule pertaining to Andrews Estates, Butterfield Ridge, Callaway Glenn, and Galway is as follows:

Prior ARC approval in writing is needed to install permanent or semi-permanent basketball hoops. Permanent basketball hoops may be installed in the backyard only and must not be visible from the street. Semi-permanent basketball hoops in a concrete sleeve, adjacent to the driveway are allowed so long as the pole, hoop and backboard can be removed. The centerline of the post must be no less than three (3) feet from the sidewalk and no more than eighteen (18) inches from the driveway. Portable hoops need to be placed on the side of the driveway at all times and secured according to the directions for the hoop. No unsightly sand bags, rocks, etc. can be used to secure hoops. Hoops that are in the street, sidewalk, blown down etc. are subject to a fine. Basketball hoops must be stored from December 1<sup>st</sup> to March 1<sup>st</sup>. All portable hoops need to be replaced with semi-permanent basketball hoops by December 2014. Semi-permanent hoops may remain up all year long at the beginning of December 1, 2014.

Prior ARC approval in writing is needed to install permanent or semi-permanent basketball hoops. Permanent basketball hoops may be installed in the backyard only and must not be visible from the street. Semi-permanent basketball hoops in a concrete sleeve, adjacent to the driveways are allowed so long as the pole, hoop and backboard can be removed. The centerline of the post must be no less than five (5) feet from the sidewalk and no more than eighteen (18) inches from the driveway. Portable hoops need to be placed on the side of the driveway at all times and secured according to the directions for the hoop. No unsightly sand bags, rocks, etc. can be used to secure hoops. Hoops that are in the street, sidewalk, blown down etc. are subject to a fine. Basketball hoops must be stored from December 1<sup>st</sup> to March 1<sup>st</sup>. All portable hoops need to be replaced with semi-permanent basketball hoops by December 1<sup>st</sup>, 2014. Semi-permanent hoops may remain up all year long at the beginning of December 1<sup>st</sup>, 2014.

A discussion regarding any correctly installed semi-permanent basketball hoop that is less than the new three feet rule can be grandfathered after verification by our administrative assistant.

## **Outdoor Exercise Equipment**

There was discussion on the out door exercise equipment regarding the installation and location of the equipment. Melissa Gold and Linda Ramlot will determine locations. Melissa Gold will order the approved equipment.

## **Deeds update**

Bob Bradley reported that the Village of Shorewood now owns both lots where the proposed park will be located on Wynstone Drive. Linda Ramlot reported that the Village would clean up both lots and plant grass until such a time the Village will go forward with the park.

The deeds for both Wynstone ponds are still in process. Devonshire currently owns the north pond and Lannar owns the south pond. Bob Bradley will continue to work on those deeds making sure that the Kipling Estates HOA gains ownership.

Two other deeds were transferred to the Kipling Estates HOA. The out-lot between Callaway Glenn and Lake Forrest and the property between Galway and Devonshire, commonly known as the Natural Wildlife Corridor, were both deeded over to the Kipling Estates HOA. The property between Galway and Devonshire must now be divided into two parcels because the current deeds included property that should be owned by Devonshire. Larry Miller is working on dividing that property.

All our deed information is filed at the clubhouse under "DEEDS" in the file cabinet in the office closet.

## **Bike path**

Linda Ramlot reported that the Village would repair the damaged bike path along Wynstone. It will be paid for by builder bond money. After that is repaired, the bike path becomes the responsibility of the Kipling Estates HOA.

## **Aerator for one of the Wynstone ponds**

Sue Olson led a discussion on installing an aerator in one of the Wynstone ponds. After a short discussion, this subject was tabled until the Galway neighborhood has more homes built.

## **New Business**

A discussion to do a financial review for 2011 was let by Marion Somers. After a brief discussion regarding audits vs. reviews was completed, a motion was made by Patti McGrath, seconded by Marion Somers to have Manietta Business Advisors complete a 2011 review of our financials. The motion was unanimously approved.

## **Homeowners' Comments**

No comments were received from homeowners in attendance.

## **Meeting adjourned**

A motion was made by Patrick Crowley, seconded by Sue Olson to adjourn the meeting. The motion was unanimously approved. The meeting was adjourned at approximately 8:27 pm.

Respectfully submitted,

Melissa Gold  
Secretary