

## **Kipling Estates Master Board Meeting**

Meeting Minutes  
May 11, 2011

### **Opening:**

The regular meeting of the Kipling Estates Master Board was called to order at 7:01 on May 11, 2011 in Kipling Estates Clubhouse by Patrick Crowley.

### **Present:**

Patrick Crowley, Bob Bradley, Dawn Markley, Melissa Gold, David Petry, Linda Ramlot, Nancy Erwin and Matt Wezner.

### **Not in attendance:**

Melanie Tomaselli

#### **A. Approval of Agenda**

The agenda was unanimously approved as distributed.

#### **B. Approval of Minutes**

The minutes of the previous meeting were unanimously approved as distributed. Linda Ramlot made a motion to approve March minutes, Nancy Erwin 2<sup>nd</sup> the motion. Passed

#### **C. Committee Reports**

Architectural: Nothing to report at this time. Dawn Markley

Landscaping: Weeds were sprayed, beds weeded and replacement/repair of beds were done as well as mowing. Linda Ramlot

At this time a homeowner Greg from Galway brought up the 6 foot fence that was approved in error. A lot of shouting from Greg regarding payoffs and favoritism by Dawn Markley for neighbors. Troy Boardman, whom has the 6 foot fence then tried to reason with Greg, whom is a neighbor to the Boardman's. This was done to no avail and Greg stormed out of the meeting. Patrick then gave Dawn Markley time to regroup and defend the accusations from Greg. Patrick also stated that he stands behind his board and a mistake was made that we will spend time correcting.

Rules and Regulations: Patrick Crowley gave a quick report.

Operations Report was given by Diane there will be an attached copy on file.

Bob added that the pop machine was still \$1.00 and we have free Wi-Fi to those in the clubhouse.

Ad-Hoc Committee: Melissa Gold gave report regarding the outdoor equipment along the walking paths in Kipling. The total cost would be \$13,400 installed plus \$36.00 a month. Linda Ramlot added that \$1,000/per concrete pad (3 pads @ a cost of \$3,000.00) and 2 stations on each pad.

Motion to accept a total of \$16,400 for equipment made by Bob and 2<sup>nd</sup> by Linda.

All in favor of this motion.

Bob then asked if there were additional expenses going forward and Melissa said none. Patrick stated there will be light maintenance of the equipment.

Matt stated that the park is still in the works, and that no association fees will be used for the park. Matt urged the homeowners in attendance to go to the Village of Shorewood meetings that are held every other Tuesdays.

Financial Committee: Matt gave report and a copy is attached to minutes on file. The pool is paid in advance.

#### **D. New Business**

Fishing is for Kipling residence and their guests only. Perhaps a fishing club can be formed.

Coupon exchange club could be organized.

Adding hours to the clubhouse for earlier exercising. Patrick will look into this.

TV for party room for those who want to use it to exercise. Bob will be looking into this further.

The electronic sign was brought up by a homeowner who questioned the cost and the effectiveness. Concerns were for the cost and that if email is free, why we don't utilize that instead of spending money. We also have a web site and a newsletter that is mailed to the homeowners. Stated that the sign will look tacky.

There will be a deeds meeting on Monday 5/16/11 with Larry Miller of Bay Property, Matt and Patrick and a lawyer. Per Larry, Lisle Bank now owns the remaining 13 American Classic lots and Summit Land owns the other 13. Per Matt the dirt mound next to Galway pond is not deeded to the village yet and Maddox owns it.

Linda spoke to Ron Wilson from the village and he said the streets in Galway were marked for bids to ask for a grant for the money to finish the streets. Also, per Linda, the bike path cave in/wash out is not clear on who is responsible for the repair, the village, Kipling properties or Kipling Estates. The bonds form the developers may be used. She is looking into it.

Homeowner had a question about sidewalks and who is responsible for the repair and or replacement of them. Linda suggested they contact Village of Shorewood for the correct answer.

#### **E. Agenda for Next Meeting**

Annual Meeting is the next meeting. New Officers will be elected. Proxies and 2 delegates from each pod should be present.

## **Adjournment:**

Meeting was adjourned at 8:14 motion was made by Linda Ramlot and Nancy Erwin. The next general meeting will be at 6:45 on June 15, 2011.

Minutes submitted by: Dawn Markley