

KIPLING ESTATES HOMEOWNERS ASSOCIATION

SEPTEMBER 12, 2012

INTRODUCTION OF BOARD MEMBERS AND GUESTS

Bob Bradley called the meeting to Order at 7:03 p.m.

Board Members Present were: Bob Bradley, Frank Zimmerle, Patti McGrath, Linda Ramlot, Nancy Erwin, Chrissy Kuehl and Sue Olson

Also present were Larry Miller (Bay Property Management) and Cathy Miller, Administrative Assistant, KEHOA

Board Members not present were: Patrick Crowley and Jeanne Eggert

MINUTES OF JULY 18, 2012

The minutes of the July 18, 2012 were read by Sue Olson. Motion was made by Linda Ramlot to approve the minutes, seconded by Nancy Erwin, all in favor – Minutes were approved.

TREASURER'S REPORT

The Treasurer's Report was read by Patti McGrath. Motion was made by Sue Olson to approve the Report, seconded by Frank Zimmerle, all in favor – The Report was approved. Patti McGrath reminded the board that all proposed expenses over \$10,000 must be approved prior to expending funds. The Treasurer's Report is available for review at the clubhouse.

CLUBHOUSE REPORT

The Clubhouse report prepared by Diane Gallico was read by Bob Bradley as follows:

Gym Totals for July 337 – August 277.

Pool Totals for July 3,537 – August 1, 517 – Total for summer was 9,698

Parties for July and August totaled 17 which resulted in \$1,530.00

Activities include Karate Class on Tuesdays, Yoga class on Mondays, Zumba class on Tuesdays and Thursdays morning and evening, PX 90 and other exercise DVD's were led on September 19 and September 25.

A change to the hours for the lifeguard was proposed to help save on costs. It was proposed to go to flex hours when kids go to school – open at 10:00 with no lifeguard on duty from 10:00 to 3:00 p.m.

2013 Future Expenses:

Water heater (approximate proposal \$1,950) - Air conditioner in the attic - Pool motor and heater (no proposal yet) - Pool chairs (there are 31 bad lounge chairs, 7 straight back chairs are rusty and 9 umbrellas need to be replaced - New doors: the front door (commercial double doors), doors leading to pool deck from storage room and party room doors leading to outside (waiting on proposal from Alcom).

OPERATIONS REPORT

In the absence of Patrick Crowley, Bob Bradley informed the Board that Patrick is looking into putting a pole in the parking lot and installing a camera on the pole and a motion detector. No figures have been obtained as yet and he will get further information. A homeowner questioned why this would be done. Bob Bradley stated that when the clubhouse was egged it was difficult to see the suspects and from a security stand point it would be good to get the parking lot lit up. The homeowner said he would like to see a camera installed at the playground in the event of an assault issue.

Sue Olson advised that at the last meeting a homeowner mentioned a trespassing agreement with the Village as to common areas. Chief Klima advised that the Village has not entered into any such agreements with any of the neighborhoods. He further stated that if someone calls about violations on common areas and the police were called they would come and investigate. He further stated that if a trespasser would be caught and the association wanted to file a complaint it would only take the signature of a board member or employee from the association to file such a complaint.

LANDSCAPING

Linda Ramlot advised that there are quite a few dead trees and shrubs and a lot of things that need to be replaced. She further advised that mums will be planted and work will also be done on the entrance to the clubhouse to give it a better look.

OLD BUSINESS

Quarterly assessment concern

In the absence of Jeanne Eggert, Bob Bradley read her e-mail which states as follows:

“First of all, I want to thank Bob Bradley for arranging a meeting with Attorney David Kolb. We discussed many issues and options regarding the equity of assessments paid by every homeowner. We discussed how Kipling was set up initially and how it came to be that the Property is no longer managed the way it was at the beginning. I explained that Englewood Pointe and Courtyards stayed with Coldwell Banker to manage our properties and the Master hired a different management Company.

After a lot of discussion at the attorney’s office, Attorney Kolb made the recommendation that the single family neighborhoods assess their own neighborhoods to pay for the additional services that are provided. He also recommended that the first step should be to determine this cost. Bob established a

committee to determine the cost. The Committee has met one time. Exact numbers have not yet been determined.”

Bob Bradley confirmed that this statement is true. He further stated that David Kolb said that if the association makes this change, the individual neighborhoods would have to collect the fees. Sue Olson expressed her concern regarding this issue. Linda Ramlot does not agree with the extra cost to the single family neighborhoods. Patti McGrath inquired as to how Devonshire and the other condo associations feel about this. The alternative would be for one property manager to do all violations and there would be consistency. Nancy Erwin asked who would get the fees and Patti McGrath said that the master association would get the fees. Nancy Erwin further said that the administrative assistant cannot do this extra work for the same as what she is getting paid. Bob Bradley stated that he has a total different opinion in regard to this. Bob Bradley stated that he will talk to the committee members and see if all master board members should be invited. Further discussion will be held in regard to this matter.

NEW BUSINESS

Patti McGrath requested more time to do the 2013 budget. She stated that this is a bare bones budget. She has made some proposed cuts and wants the involvement of the board. She further stated that at prior meetings it was discussed that we need to take care of the Wetlands. Patti McGrath proposed that the payment of this expense be taken from the landscaping funds which would cut the landscaping budget by \$22,000. Patti McGrath stated to cut some costs; a proposed suggestion is that the lifeguards not be present for the first week of the season and the last two weeks. After discussion and through various e-mails as well, this would be too great a risk and potential liability and not an option.

Patti McGrath also mentioned that there will be an upcoming expense of the air conditioning and this would be a major cost. Bob Bradley and Linda Ramlot stated this expense would come from the reserves. There was also discussion as to sending the proposed budget with the quarterly coupons rather than in the newsletter. Bob Bradley stated that the proposed budget should be sent with the newsletter. Patti McGrath suggested that the coupons be printed in the newsletter. Bob Bradley stated 2/4 of the homeowners do not read the newsletter.

As far as the proposed cuts to the budget, Bob Bradley stated that there are two things you don't mess with. One is landscaping. The beauty of our property must be maintained - landscaping is an attraction. The second is employees – great employees are a reflection on us. Patti McGrath confirmed that there would be no changes as to the employees.

Bob Bradley stated that the proposed assessment income is aggressively low. He further stated that we have exceeded the proposed figure in the last two years by 105% with the same number of foreclosures and builders. He further stated that income will be more than \$318,000 and that the homeowners paying past due accounts needs to be reflected as well. Patti McGrath said there needs to be a realistic discussion. She further stated that we are over budget because of lots being auctioned off. Larry Miller said in 2011 it was \$374.00. Patti McGrath inquired as to what the figure should be. The figure has

been \$325,900 in recent years and we have exceeded it. Patti McGrath stated she is fine with it. Bob Bradley said it should be \$343,000.

The issue of the Wetlands was discussed. Patti McGrath stated that this needs to be addressed. This does not come out of reserves so we need to plan for that. Patti McGrath further stated that Linda's budget is bare bones. A homeowner questioned as to why we are required to maintain the wetlands. Bob Bradley advised that it is a huge cost to maintain the Wetlands but the Village gave it over to us and it is our responsibility.

Bob Bradley asked if the budget could be done by October 1st and further stated that we are obligated to give a 30 day notice. Patti McGrath asked if we could vote on the budget over e-mail. Nancy Erwin stated that we cannot. The approval of the budget was tabled to the November meeting. Patti McGrath requested that the board members look it over and see where we can get more money. Bob Bradley will schedule a meeting to go over the budget.

OPEN DISCUSSION

Sue Olson stated that she will propose an amendment to the Basketball hoop rule for Galway at the November meeting.

A homeowner discussed the necessity of a partial 6 ft. fence because of the slop in their yard. They further stated once it is installed it will show as a 5ft fence. Bob Bradley stated that it is not appropriate to discuss this at an open meeting. The homeowner said they would not have come but they were told to bring it to the attention of the master board. Linda Ramlot suggested finishing the meeting and then to meet with them individually. Bob Bradley advised that he will discuss this with the board and contact them soon.

Another Homeowner requested that the basketball hoops should be kept out. There was also discussion from a homeowner as to speeding on Wynstone and that this is a safety concern. They further advised that they contacted the Village. After a brief discussion, Bob Bradley advised that he will take this on himself with the Village.

There was also brief discussion from homeowners who brought concerns about missing sidewalks. Bob Bradley advised that he will address this issue.

No further business having been conducted, motion was made by Linda Ramlot, seconded by Frank Zimmerle, all in favor, the meeting was adjourned at 7:57 p.m.

Submitted by Sue Olson