

**Kingsbury Square Association Board of Directors  
Virtual Meeting Minutes – March 27th, 2024**

- I. Call to Order:** By President Tammy Angrisani at 7:15 p.m. Tammy announced that Shari Whay will be stepping in as the new Secretary, Marnita Spight resigned from this position and the Board. Tammy referred to Article 3, Section 3.5, which allows for the remaining board members to appoint someone, in the event of a resignation, to carry out the remainder of the term. Members in good standing will again have the opportunity to elect its Board members at the next annual meeting.
- II. List of Attendees:** Tammy Angrisani, Marnita Spight, Evan Dalton, Dawson Stokley, John Barack, Mark Pakutz, Lily Hartnett, Josh Peck, Patty, Weisensee, Molly Rater, Ronald Robinson, Ivan Lapuka, and Shari Whay.
- III. Approval of Minutes From Last Meeting:** Minutes were presented electronically. Tammy noted a couple errors on the draft that she would correct. Tammy motioned the minutes to be accepted. Ronald Robinson seconded the motion and the motion was carried.
- IV. Treasurer's Report:** Ron Robinson was introduced as the new Treasurer. Ron informed us the books are balanced. The grounds maintenance budget was under budget because there wasn't a need for any snow removal this past winter. The association's CD will mature on April 13, 2024 and produced \$653.43 in earned interest. Our CPA firm, Wolff and Taylor, will provide us with reports, budget to date, balance sheet and homeowners with outstanding balance due. Any homeowner, in good standing, may request to see any additional documentation by making an email request to [ksaboard@yahoo.com](mailto:ksaboard@yahoo.com). Tammy made a motion to approve the Treasurer's report. Ivan Lapuka seconded, and the motion was carried. Continuing the Treasurer's report, it was noted that about 19 units out of 96 have not paid their dues or fines. The outstanding balance slightly over \$17,000. The homeowners with the outstanding balances will be receiving a second notice from the CPA firm which will be due on or around 4/24/2024. If they do not pay this notice, they will receive a third and final warning. Those accounts will then be passed over to the attorney for collection and a demand letter to be sent to them. If they do not remit payment at that time, then a lien will be placed on their property. Research will be conducted to find out where these people are employed in an effort to garnish wages if deemed necessary.
- V. Architectural Committee Report:** None.
- VI. Security:** None.

## VII. New Business:

### A. CD

1. Interest rates are currently higher than when we got the CD.
2. Tammy made a motion to renew the CD for another year.
3. Having the CD could give us close to \$700 for the year.
4. Agreement was made to renew the CD, but to research current institutions highest rate we qualify for. Consider rates 4.75% or higher before renewing with Busey Bank.
5. Tammy made a motion to renew the CD. Patty Weinsensee seconded the motion.

### B. Street Parking

1. Per article 11, section 11.6, residents must park their vehicles in their garages.
  - a) For example, if you have a 2-car garage and two vehicles, the vehicles must be stored in your garage.
  - b) If you have a one car garage and two vehicles, you are to park the second vehicle in your driveway area.
2. The Board will send out an email to define "parking," and to make it clear that overnight parking on the street is not allowed.
3. Tammy made a motion to start a waiver system for those that have vehicles that are of a size that will not fit into their designated garages. A \$200 budget for parking stickers was requested. Evan seconded the motion.

### C. Signs

1. According to Article 11, which is very clear, there are no to be no signs in the windows.
  - a. With an exception, for sale signs can be displayed in the window provided that they are within the size parameters stated within the bylaws.
2. Celebratory and Open House signs can be displayed for 24 hours and political signs as allowed by the by-laws.
3. No other signs are to be displayed outside of the home or in the windows.

### D. Home Maintenance Inspections

1. Inspections will be happening monthly as we become more diligent in upholding the bylaws.
2. Ron Robinson will be heading this committee.
3. If you have free time to help contribute your time in supporting this effort, please send an email the KSA Board at [ksa@yahoo.com](mailto:ksa@yahoo.com).
4. One of the main focuses right now is landscaping and weed control.
5. Deteriorating porches are of a great concern.
6. Homeowners need to be aware that their siding may need to be replaced in the not too distant future, which is a considerable expense. Homeowners may want to start putting money away now to be prepared for when it is time to replace the siding.

### D. Leasing

1. This was an issue that was talked about at the January meeting, and it will need to be addressed by potentially amending the bylaws if we decide to move forward with tightening up the leasing criteria or moving forward to becoming a non-rental

- community. Recently, 5726 Kingsbury was approached by investors, and they turned them down.
2. Complaints have been made regarding some of the rental units.
  3. Many communities are making these changes to prevent airbnb's and rentals in general, with people having frat like houses next door, and the units are not being maintained.
  4. We will work with our legal counsel to provide us with options on how to move forward combatting this issue.

#### E. Kingsbury Square Website

1. A place to store our meeting notes, our bylaws,
2. Tammy made a motion to have a website created and maintained for no more than \$1200 a Year.
3. Motion was made and passed.

#### F. Movie Night in the Park

1. Most likely in June.
2. Family friendly movie.
3. Will circulate an email to vote on the movie.
4. Motion was made to host a movie night in June, Ron Johnson, seconded.