KANE PLACE CONDOMINIUM ASSOCIATION, INC.
ASSOCIATION BOARD MEETING
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DATE: October 15, 2025
TIME: 8:00 P.M.
WHERE: via teleconference

I. Call to Order

- 8:05 pm
- Nick, Beth, Natalya, and Sheeva in attendance

II. Review of prior board meeting minutes – 09-10-2025

- Motion to approve minutes by Nick and seconded for approval by Nataliya, all were in favor

III. Homeowner Matters

- Front door keypads (specifically 1714 side)
  - Quote received from Whitlow

IV. Financial Status

- September 2025 Accounting Update

Account	Current Balance	Balance change, August to September	September Monthly Expenses	2025 YTD Expenses
Checking Account	$1,112	- $8,635	$21,767 (includes $2,733 reserve transfer)	$101,224 (includes $10,400 reserve transfer)
Reserve Account	$58,692	- $2,114	$0	$5,300

V. Old Business

- Fireplace usage policy
  - Draft policy presented by Nick
  - Review draft policy
  - Board decided to table further discussion until next meeting

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VI. New Business

- 2026 Budget
  - Review drafted budget
  - Nick motioned to finalize and approve the budget and 2026 owner assessments as presented (see attachment). Sheeva seconded the motion.
  - Board vote: 3 yay (ND, SS, NL) 1 nay (BH)

- Parking lot usage policy
  - Draft policy presented by Nick
  - Review draft policy
  - Board decided to table further discussion until next meeting

- Boiler Operator contract renewal for winter 2025/2026
  - Nick presented the annual service contract renewal.
  - Nick motioned to approve the contract as proposed by the service provider via email on September 29. Nataliya seconded the motion via email.
  - Board vote: All in favor

- HOA master insurance policy renewal
  - Nick presented the coverage policy options from Mid-States.
  - Nick motioned to approve the proposed Auto-Owners policy package via email on September 19. Nataliya seconded the motion via email on September 19.
  - Board vote: All in favor

VII. Such other business as may have come before the Board

- Next Board Meeting
  - undecided.

- Annual meeting date with homeowners
  - November 13, 2025, at 6:30 pm; 1841 N Prospect
  - Inform Hunt Management to send out meeting packet and voting materials

VIII. Adjournment at 9:03 PM