

MINUTES OF THE  
BOARD OF DIRECTORS OF THE  
KENSINGTON VILLAGE HOMEOWNERS ASSOCIATION  
February 20, 2007

The Board of Directors meeting of the Kensington Village Homeowners Association was held on, Tuesday February 20, 2007 at the home of Board Member Tim Carey.

BOARD MEMBERS PRESENT: Brent Mosbrook, Tony Fenech, Lois Givens  
Sheryl Jaedicke, Tim Carey

ABSENT: None

REPRESENT MANGEMENT: Terry Smith

**CALL REGULAR MEETING TO ORDER**

The meeting was called to order by the President of the Association at 7:04 PM

**HOMEOWNERS OPEN FORUM**

The following items of concern were brought to the attention of the Board:

Landscaping issues....a lot of brown spots around the pool area grass and dead plants at the entry.

**MINUTES**

The Board reported for the minutes that the November 2, 2006 meeting minutes had been previously approved, via electronic vote, without objection.

**REPORT OF EXECUTIVE SESSION (February 20, 2007)**

Following the regularly scheduled meeting of the Board of Directors an executive session was held with the following being reported to the membership:

- Review of delinquent accounts with approval to place a lien on excessive past due account
- Status of hearing notices and fines.

**FINANCIALS**

A motion was made by member Givens, seconded by member Jaedicke to accept the Nov 06 – Jan 07 financial reports. This motion was passed without objection

**Reserve Funds**

Member Fenech motioned to make a change with the Imperial Capital Certificate. Remove \$50,000 and create a new 6 month certificate at Imperial Capital. The remaining funds to be rolled over for a 12 month period, thereby laddering the funds. This motion was seconded by member Carey and was unanimously passed.

**CURRENT BUSINESS**

**Architectural Committee**

It was announced that the new committee consists of: Matt DeMoss, Bill Fairbanks, Gabriel Lauro, Bill Mammarella, and Member Tony Fenech will continue to be the Board representative.

Member Fenech reported that during last 12 months there has been approx 38 approvals given for homeowner improvements with 32 of them for new house painting.

The Architectural Committee will have a joint meeting with the Board to review current policies. One of the new considerations will be fence material options including vinyl

#### Landscape

Contract Increase - The Board approved the proposed monthly increase of \$74.00 by Tru Green Lawn Care.

The Board was presented with several new landscape proposals. No action was taken at this meeting.

A concern about all the dead plants in the front and the brown grass spots will be discussed with the landscaper. It was reported that no service near the emergency gate had occurred for the last two weeks. Manager asked to follow up.

#### Lighting

A proposal to place a timer for the pool/spa pool lights was discussed. A motion to take no action, at this time, was made by member Mosbrook. This motion was unanimously approved.

#### Homeowner and Association Standards

Several owners and Board members have expressed that community standards are not being maintained. It was suggested that Board members take a more active part in walking the community and report on violations. It was suggested that a check list of items be developed in order to gauge if a resident was out of compliance.

#### Homeowner Fencing

The membership was advised that correspondence with regards to shared fences will be coming in the next assessment statement.

#### **NEXT MEETING**

May 15, 2007 at 7:00 PM. The location will be determined.

#### **ADJOURNMENT**

There being no further business to come before the Board of Directors, the meeting was adjourned.

#### **ATTEST**

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Secretary

Date