

MINUTES OF THE
BOARD OF DIRECTORS OF THE
KENSINGTON VILLAGE HOMEOWNERS ASSOCIATION
February 19, 2008

The Board of Directors meeting of the Kensington Village Homeowners Association was held on, Tuesday February 19, 2008 at the home of Member Tim Carey

BOARD MEMBERS PRESENT: Bill Fairbanks, Tony Fenech
 Sheryl Jaedicke, Tim Carey

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:

- Several homeowners expressed concerns about street parking, and the fact that it appears to be mostly from rentals. Requests were made for the Board to address this issue.
- Landscaping – there is a dead bush at the emergency access road. There is a dead bush just inside of the vehicle gates.
- Several homes have their front yard littered with sports equipment, trash, and other inappropriate items. Standards should be established.

MINUTES

The Board confirmed that the minutes of the November 2007 meeting had been previously approved via electronic vote and posted.

REPORT OF EXECUTIVE SESSION (February 19, 2008)

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 delinquency status
- Review of violation correspondence
- Homeowner parking issue
- David Cane, Attorney, yearly retainer was approved.
- Board appointed Mr. Roland Ewert to the Board as member at large.

FINANCIALS

A motion was made by member Jaedicke, seconded by member Fairbanks to accept the Nov, Dec 2007 and Jan. 2008 financial reports as presented. This motion was passed without objection

Reserve Funds

The Board reviewed the current reserve accounts. The two accounts at Imperial Bank are maturing. A motion by member Carey, seconded by member Fenech to roll these two certificates for another period of 6 and 12 months respectfully was approved without objection.

CURRENT BUSINESS

Architectural Committee

The Board reviewed several recent approvals of the committee. No further action was required.

- The Committee reports that recently there have been five new vinyl fences installed with another five homeowners looking to make a fence change to vinyl as well.

Action without a Meeting – New Landscape Service

On December 27, 2007 the Board met to take action regarding the change in landscape service. Because a regular meeting of the Board would not occur until February 19, 2008 the Board wanted to make a change before that time. The Board unanimously approved the termination of Tru-Green Lawn Care effective January 30, 2008 and hire Perez Family Landscaping with an effective date of February 1, 2008.

Landscape

Effective February 1st the new landscaper. Perez Family Landscape, started to service the Community. The new vendor reports that there is a lot of deferred maintenance that needs to be done. A proposal to complete all the deferred maintenance was presented to the Board for their action. Following a discussion of the various items a motion was made by member Fenech, seconded by member Jaedicke to approve. This motion was unanimously approved.

- Member Carey suggested that with the start of a new landscaper perhaps it would be a good time to invite members to join a new Landscape Committee by creating a newsletter or flyer on the subject and asking for volunteers.

Newsletter – Barking Dogs

The residents in the community will be advised as to how to complain to the City with regards to this issue via a one page document that will be included with the next billing.

Street Slurry

Management asked to have proposals ready for street slurry at the May Board meeting.

Rules and Regulations -Street Parking- Compliance from Renters – Community Standards

The Board held a general discussion about the need to reduce street parking and make sure that residents are using the garage for parking. Renters appear to be not conforming to the rules of the Community. It was suggested that steps be taken to create a one page rules letter specifically for renters in hopes that it would be more easily understood and compliance might be obtained. No decisions were made at this time.

- Member Jaedicke was asked to develop some landscape standards for owners that the Board could utilize in making sure that standards are maintained but could avoid unnecessary selective enforcement.
- Member Fenech was asked to work with the ACC Committee to develop standards for fencing and house painting, i.e. standards as to when fences need repairing or replacing and when houses need repainting.

Walkthrough Report

The next walkthrough with the new landscaper will be February 21, 2008

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting was adjourned at 8:10 PM. The next meeting will be held May 20, 2008 7:00 PM at the home of Tim Carey.

ATTEST

Secretary