

**MINUTES OF THE
BOARD OF DIRECTORS
May 18, 2006**

Kensington Village Homeowners Association

REGULAR MEETING

The regular meeting of the Board of Directors of the Kensington Village Homeowners Association was called to order by the President Tony Fenech at 7:00 PM. The meeting was held at the Prospect Elementary School Orange, Ca.

BOARD MEMBERS PRESENT: Tony Fenech, Brent Mosbrook, Lois Givens
Darryl Cirel, Sheryl Jaedicke

BOARD MEMBERS ABSENT: None

REPRESENTING GCE: Terry Smith

OPEN FORUM

The following concerns were brought to the attention of the Board:

Mr. Brody – Questioned duties of Architectural Committee regarding neighboring unit.

Mr. Blacke – Requests increase time that the pool is heated.

MINUTES

The Board reported for the minutes that the February 16, 2006 meeting minutes had been previously and unanimously approved, via electronic vote.

REPORT OF EXECUTIVE SESSION (May 18 2005)

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

- Review of delinquent accounts
- An appeal to an architectural decision was heard.

FINANCIALS

A motion was made by member Jaedicke to accept the Feb, March, April 2006 financial reports as submitted. This motion was seconded by member Givens and was unanimously approved.

- Manager asked to review the charge of \$521.77 for administrative expenses and a bank error notation of \$8, 066.94.

Audit

The Board approved the 2005 Association Audit and directed the manager to publish to the membership.

CURRENT BUSINESS

Committee Reports

Architectural Committee

The Committee provided a report indicating several applications that had be approved. No further action of the Board was required.

Landscape

Several proposals were submitted for review. The Board only authorized treatment for weed control in the planter areas, at this time.

Maintenance Items

- Entry gate repairs were necessary and were recently completed.

Pool/Spa

Repairs to the spa step have been completed. The pool heater will be turned on for the season. The Board re-stated their position that the pool heater will not be activated during the winter season. The pool temperature is to remain near 78 degrees.

Rules and Regulations

The Board is in receipt of new State mandated rules pertaining to election procedures. These new rules have been incorporated, along with several changes in the Association Rule book, and a new updated Association Handbook will be published to the membership for a comment period prior to final acceptance.

Prospect Wall- Update

It is expected that the Board will have several proposals, based upon the recent scope of work that was developed, to review no later than their August meeting.

Vendor and Action List

Manager asked to provide Board with current vendor lists and action lists.

Annual Calendar

The Board reviewed with no additional changes required.

CORRESPONDENCE

No items this report

MANAGEMENT REPORT

The Board reviewed recent walkthrough reports. The Board was provided these reports via email in advance of the meeting. No future action was needed.

Next Meeting

August 17, 2006 7:00 PM at the Association pool area

ADJOURNMENT

There being no further business to come before the meeting and upon a motion, seconded, and carried, the meeting was adjourned to executive session where items such as homeowner assessments, review of delinquent accounts and homeowner violations will be discussed.

ATTEST

Secretary

MINUTES OF THE BOARD OF DIRECTORS
KENSINGTON VILLAGE

Executive Session
May 18, 2006

Minutes of February 16, 2006 Meeting

No meeting held.

Aging Report

The Board reviewed the list. No collection referrals were deemed necessary.

Hearing – Mr. Vu – 633 N. Oxford Ct Orange, Ca.

At the request of the homeowner the Board agreed to hear an Architectural Appeal of a decision of the Architectural Control Committee. The homeowner was directed to remove figurines placed in the yard, in view from common area, as no prior architectural request was made nor approved. The homeowner presented his position, however several of the Board members were not familiar with the situation, and there was no Architectural representative available to state their position. Therefore, The Board tabled the hearing until such time as information could be received from the Architectural Committee. Then the homeowner will be notified.

No further executive business was discussed the meeting was adjourned.

EXECUTIVE SESSION

AGENDA

May 29, 2001

- I. Call Executive Session to Order
- II. Review Aging Report
- III. Violation Letters
- IV. Other Executive Business
- V. Adjournment

EXECUTIVE SESSION