

**MINUTES OF THE
BOARD OF DIRECTORS
August 17, 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 Association Pool.

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

BOARD MEMBERS ABSENT: Brent Mosbrook

REPRESENTING GCE: Terry Smith

OPEN FORUM

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

Holiday Lighting – what was the result of the survey and what was the cost for last year.
Pool Rules – the policy which requires an resident adult host to accompany guests at the pool. The Board took that under advisement.

MINUTES

The Board reported for the minutes that the May, 2006 meeting minutes had been previously and unanimously approved, via electronic vote, without objection

REPORT OF EXECUTIVE SESSION (August 17, 2006)

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
- Legal Correspondence

FINANCIALS

A motion was made by member Jaedicke to accept the May, June, July 06 financial reports as submitted. This motion was seconded by member Cirel and was unanimously approved.

Reserve Study

The Board declined to have a study performed this year, as it is not required on an annual basis.

Budget Preparation

The Board was presented with financial detail in order to establish a new budget for 2007. No action was taken at this time.

CURRENT BUSINESS

Committee Reports

Architectural Committee

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

Landscape

- Proposal to replace an irrigation controller. The Board requested another bid proposal
- A bid to trim 2 front ficus trees had been previously approved. The work has been completed.
- Homeowner request to trim a tree on the outside of the property was referred back to the owner as the tree belongs to the City.

Maintenance Items

- Painting of the perimeter wall is underway. Where accessible, the inside of the wall (owners backyards) will also be painted. The painting contractor is Pilot Painting.
- Street and perimeter wall coring is being done to eliminate wall damage and allow for better drainage.

Pool/Spa

It was reported that several repairs were necessary due to possible vandalism, or at least the inappropriate actions of some.

The Board addressed the policy with regard to requiring a resident to accompany a guest to the pool, especially if the guest was an adult and the issue of an adult guest accompanying resident child to the pool area. The Board will review the current policy, and will be consulting with the Association Attorney regarding current text in the pool rules.

Annual Calendar

The Board asked that the maintenance calendar be blended with the annual calendar.

Holiday Lighting

A favorable response for Association holiday lighting was received from the membership. A motion was made by member Cirel, seconded by member Fenech and approved to obtain bids for this year's lighting.

Insurance

Manager asked to obtain updated insurance proposal from the agent.

CORRESPONDENCE

No action required

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. Candidate forms for the coming election will be sent out during the last week of September in time for the Board Election in November.

Next Meeting

November 2, 2006 – Annual Meeting and Election 7:00 PM Prospect School

November 16, 2006 – Board of Directors Meeting 7:00 PM Prospect School

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