

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

The Board of Directors meeting of the Kensington Village Homeowners Association was held on, Tuesday August 19, 2008 at the association's pool.

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

**BOARD MEMBERS ABSENT:** Roland Ewert

**REPRESENTING MANGEMENT:** Jessica Castellanos

**CALL REGULAR MEETING TO ORDER**

The meeting was called to order by the President of the Association at 7:02 PM

**HOMEOWNERS OPEN FORUM**

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

- It was reported that noise due to speeding cars/motorcycles on Walnut St. has become a problem.
- Suggestions about vehicles being parked off the street by 10:00 P.M.

**MINUTES**

The Board confirmed that the minutes of the May 2008 meeting had been previously approved via electronic vote and posted.

**REPORT OF EXECUTIVE SESSION**

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

**FINANCIALS**

Members Carey and Fenech motioned to accept the April-July 2008 financial statements. There were a few questions in regards to why the sweeper vendor was only paid \$145 for the month of May and why no payments were made to Perez Family Landscape for the months of May and July. It was also pointed out that the sweeper did not sweep one week in August, so that his August billing should be one week less than usual and Gold Coast should check the vendor's August billing to make sure it is correct.

***Reserve Analysis***

The Board agreed to not do a reserve study this year. The Board will initiate a new reserve study next May or June.

## **CURRENT BUSINESS**

### ***Pool Deck***

The Board approved the estimate provided by Decksides Pool Service for the mastic. The Board decided that the work should be done sometime in October when the pool is not used as much. The Board would like the job to start on a Monday morning and end by Friday. Management is to send notice of pool area closure at least a week ahead of time.

### ***Slurry***

The estimate provided by General Paving for the slurry was approved. Lance Durham from General Paving is to contact Tony in regards to the job. The Board would like for the job to be done in late September.

### ***Pool & Spa Temperature***

The pool temperature will be kept at 82 degrees until the heater is turned off for the winter months. The spa temperature will be kept at 98 degrees and reviewed on a monthly basis.

### ***Elections***

Candidacy forms will be mailed out for the upcoming annual meeting.

### ***Gate System***

It was decided that all gate code changes and updates for telephone numbers will go through management. Renters will have different gate codes than the homeowners. The next issue of the Village Voice will give the details.

## **ADJOURNMENT**

There being no further business to come before the Board of Directors, the meeting was adjourned at 7:48 PM. The next meeting will be held on November 18, 2008 at the home of Tim Carey 611 N. Turnberry Drive.

## **ATTEST**

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Secretary