

MINUTES OF THE  
BOARD OF DIRECTORS OF THE  
KENSINGTON VILLAGE HOMEOWNERS ASSOCIATION  
May 20, 2008

The Board of Directors meeting of the Kensington Village Homeowners Association was held on, Tuesday May 20, 2008 at the home of Member Tim Carey.

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

REPRESENTING MANGEMENT: Jessica Castellanos

**CALL REGULAR MEETING TO ORDER**

The meeting was called to order by the President of the Association at 7:03 PM

**HOMEOWNERS OPEN FORUM**

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

- There were concerns about the accounting department and the ACH deductions
- Questions about the restrictions on having basket ball hoops
- Questions about vinyl fence approvals

**MINUTES**

The Board confirmed that the minutes of the February 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
- An account sent to collections

**FINANCIALS**

The Board had a few questions about where the monthly interest is paid on CD accounts. The Board would like our financial department to contact member Fairbanks to explain the reserve interest. Members Carey and Ewert motioned to accept the February and March 2008 financial statements pending answers to the questions mentioned. The Board requested that the financial statements be sent monthly via e-mail.

**CURRENT BUSINESS**

Landscape

Bushes will be planted on Walnut St. to fill the empty spots. Lantana will be planted across the street from the front entry gate and the water has been turned on again. Management is to contact the landscape company about the estimates for mulch that he is to provide for Prospect and Walnut.

### Landscape Lighting

The Board discussed pool and entry gate lighting. It was noted that pine trees have obscured street lights in the entry way and that those trees should be trimmed to increase available light. Due to recent vandalism, the possibility of installing motion sensing lights or leaving pool area lights on further into the night was discussed. Estimates to change the timing of pool area lighting separately from entry area lighting and installing motion lights will be obtained by Bill Fairbanks.

### Speeding

Member Fairbanks will be contacting the Orange Police Department in regard to speeding in the community.

### Architectural Committee

It was noted that trees in homeowners backyards growing and leaning against the perimeter wall. The ACC is to write a document in regards to this matter.

## **NEW BUSINESS**

### Reserve Study

The Board will study the current reserve study before deciding on an update or a full inspection.

### Slurry

Management was instructed to have the two companies that provided bids to re-bid using the specs that member Fenech had at the meeting.

### Pool Deck

Management was instructed to have the company who provided a bid to specify the material that will be used, how long pool will be closed and possibly provide a color chip. Member Carey provided the name of a vendor to provide a bid as well.

### Pool Temperature

There was a discussion about the temperature of the pool. The temperature will be increased to 82 degrees. This will be done for a month and cost will be compared to the previous gas bill. A notice about the temperature increase will be in The Village Voice.

## **ADJOURNMENT**

There being no further business to come before the Board of Directors, the meeting was adjourned at 9:10 PM. The next meeting will be held August 19, 2008 at the pool.

## **ATTEST**

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Secretary