

MINUTES OF THE  
BOARD OF DIRECTORS OF THE  
KENSINGTON VILLAGE HOMEOWNERS ASSOCIATION  
February 17, 2009

The Board of Directors meeting of the Kensington Village Homeowners Association was held on, Tuesday February 17, 2009 at the home of Tim Carey 611 N. Turnberry.

BOARD MEMBERS PRESENT: Bill Fairbanks, Tim Carey, Roland Ewert,  
Ken Hughey

BOARD MEMBERS ABSENT: Dan Fitzgerald

REPRESENTING MANGEMENT: Jessica Castellanos

**CALL REGULAR MEETING TO ORDER**

The meeting was called to order by the President of the Association at 6:59 PM.

**VILLAGE UPDATE REPORTS**

**Tim Carey:** The pool lights have been replaced. There has been no increase in the service contract for Personal Touch Janitorial Service. The CD's are maturing and will be renewed.

**Ken Hughey:** The Architectural Committee members are as follows: Ken Hughey, Chairman, Matt DeMoss, Laura Fitzgerald, Bob Sawko and Gabe Lauro. The Architectural Committee is currently working on verbiage and guidelines for the shrubbery on the wall in homeowners back patio.

**Dan Fitzgerald:** There are several broken sprinklers and pipes. An estimate for flowers was received.

**Roland Ewert:** The reserve study vendor has yet to contact Roland. General Paving is to contact Roland in regards to the curb repainting and the striping.

**Bill Fairbanks:** Meeting agendas and minutes are posted on site and on the website. Several violation notices regarding cars leaking oil will be sent.

**OPEN FORUM**

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

- A homeowner had an idea about the striping. It was suggested that the vendor look at the striping on Walnut (bicycle lane) for
- Reports of palm trees hanging over the perimeter wall on Prospect St.

**MINUTES**

A motion was made by Bill and seconded by Tim to approve the minutes of the November 2008 meeting.

**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**

The financials statements for November and December 2008 and January 2009 were tabled for further review. There were concerns about the water bill being over the budget. Irrigation needs to be corrected. There were concerns about the Day and Night Sweeping invoices. Management was instructed to contact Day and Night Sweeping. The pool light invoice will be paid out of reserve account #3319.

### ***Imperial Bank***

The six month CD account with Imperial Bank will be rolled over to a twelve month and the second twelve month CD account will roll over to a twelve month again.

## **CURRENT BUSINESS**

### ***Gate***

The battery back up estimate was approved. Management was instructed to check the history of when and which batteries have been replaced. Automated Gate Services is to contact Bill when at Kensington Village.

## **NEW BUSINESS**

### ***CPA***

The estimate provided by Schonwit & Company for audit and taxes of the year ending December 31, 2008 was approved.

### ***Attorney***

The renewal contract for retainer of Cane, Walker & Harkins LLP was approved. The cost will be \$1,200 for the year.

## **ADJOURNMENT**

There being no further business to come before the Board of Directors, the meeting was adjourned at 7:58 PM. The next meeting will be held on May 16, 2009 at the home of Tim Carey 611 N. Turnberry Drive.

## **ATTEST**

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Secretary