

MINUTES OF THE
BOARD OF DIRECTORS OF THE
KENSINGTON VILLAGE HOMEOWNERS ASSOCIATION
May 19, 2009

The Board of Directors meeting of the Kensington Village Homeowners Association was held on, Tuesday May 19, 2009 at the home of Tim Carey 611 N. Turnberry.

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

BOARD MEMBERS ABSENT: None

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.

OPEN FORUM

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

- Questions about how much interest is being earned on CD accounts
- How can homeowners contact the Board in case of emergency
- A homeowners child would like to feed pets and walk dogs while homeowners are on vacation

MINUTES

A motion was made by Roland and seconded by Bill to approve the minutes of the February 2009 meeting with corrections under open forum.

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

A motion was made by Ken and seconded by Roland to approve the February through April 2009 financial statements. There were concerns about high water usage. Management is to contact the water department for more information.

ARCHITECTURAL

The following architectural applications were received by the architectural committee:

- 575 N. Eddington to replace wooden fences with vinyl fences – approved
- 553 N. Eddington for landscape work that had already been completed
- 585 N. Eddington to replace wooden fence with vinyl fence – approved
- 585 N. Eddington to construct a patio cover over a portion of their rear patio – approved
- 3606 E. Barrington to remove shrubs along fence and replace with area with flowers and rubber type border – approved

CURRENT BUSINESS

RV Amendment

The RV amendment was approved. The changes were to allow temporary parking which means no longer than 72 consecutive hours measured from the time the vehicle is brought into the community.

Street Sweeping

Coastal Maintenance currently sweeps the community on the first and third Thursday of the month. A motion was made to increase the sweeps to every other Thursday. Tim will contact the company for such changes.

Curb Painting

The curb painting project has yet to be completed. The Board has decided to not pay General Paving until all necessary changes have been made. Management is to contact General Paving for status.

Pool/Spa

The Virginia Graeme Baker Act compliance has been completed. Tile in the pool was blasted. Three LED lights were replaced. This will allow for energy savings. The spa was re-plastered, re-tiled and a crack on the step was repaired. The spa will be heated to 102 degrees.

Pool Area Furniture

The Board is considering the purchase of new pool area furniture. One piece of furniture has been taken in to be re-strapped, powder coated and welded for any cracks. This piece will be a sample of their work.

Reserve Study

The Board will meet on a later date to discuss some changes that need to be made to the rough draft of the reserve study. The reserve study does indicate that Kensington Village HOA is 102% funded.

Vacant Board Position

Dan Fitzgerald resigned his position on the Board due to personal matters. David Fischer submitted a candidacy form to fill the vacant position. A motion was made by Ken and Roland to accept him onto the Board. David will serve out the remainder of the term and will be up for re-election in November of 2010.

NEW BUSINESS

Street Lighting

Current street lighting is too bright. Board is looking into changing the bulbs for less wattage. Management will obtain a bid.

Handyman

The estimate provided by Higgins Handyman Services for the repair of missing stones on the corner planter in the pool area was approved.

Automated Gate Services

The Board reviewed the estimates provided by Automated Gate Services. It was reported that someone is forcing the gate open. These bids are to be included in the next board packet for further discussion. A motion was made by Roland and Tim to approve the estimate of \$450 to repair the entry side pedestrian gate. Management was instructed to have Automated Gate Services re-test the continuity on the exit gate while at the property to repair the pedestrian gate.

General

It was reported that the backflow device on Barrington and Turnberry is leaking and in need of repair.

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting was adjourned at 8:30 PM. The next meeting will be held on August 18, 2009 at the pool area.

ATTEST

Secretary