

MINUTES OF THE
BOARD OF DIRECTORS OF THE
KENSINGTON VILLAGE HOMEOWNERS ASSOCIATION
February 16, 2010

The Board of Directors meeting of the Kensington Village Homeowners Association was held on, Tuesday February 16, 2010 at the home of Tim Carey 611 N. Turnberry Drive.

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

BOARD MEMBERS ABSENT: None

REPRESENTING MANGEMENT: Jessica Castellanos

MINUTES

The minutes for November 2009 were previously approved.

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:

- Liens and delinquencies

FINANCIALS

A motion was made by Bill and seconded by Ken to accept the November and December 2009 financial statements as presented. There was an overpayment on taxes in the December financials.

CD Updates

Two CD's at Imperial Bank are due to mature. The Board decided to split the \$185K at Imperial between Tustin Community and 1st Security Thrift. The interest at Tustin Community is .9% and 1.2% at 1st Security. David to look into a broker to handle the association's CD's.

ARCHITECTURAL

The following architectural improvements were received by the architectural committee:

- House repainting approved
- Tree removal approved

CURRENT BUSINESS

Wrought Iron- Pool and Front Gate

The pool and front gate wrought iron was painted. The pool gate will be brought up to code so that it may be opened from the inside without a key.

Landscape

The raised planter by the pool entry area will be worked on. Landscape estimates for addition of plants at corner of pool area and addition of plants and lawn to outside gate area have been approved.

Pool Furniture

The pool furniture will be replaced. The Board decided to have a lottery to raffle away the old pool furniture for anyone interested. Management is to send out a form to the community.

Perimeter Wall Vegetation

Homeowners have complied with trimming all vegetation away from the wall.

NEW BUSINESS

The renewal of retainer for Cane, Walker & Harkins LLP was approved. The annual fee is \$1,200.

OPEN FORUM

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

- Many homeowners are not happy with the new paint on the pool fence or the entry/exit gates
- Homeowners feel that the new paint makes the community look industrial
- A homeowner suggested that in the future, painting should be done in sections to see outcome before painting completely
- Rats have been observed running around the pool area
- Coyotes have also been observed in the community
- Gate code concerns- the re-issuing of old codes

* The Board decided to keep the paint on the pool fence and entry/exit gates as is. The Board agrees that next time painting is done; a test area will be painted first.

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting was adjourned at 8:15 PM. The next meeting will be held on May 18, 2010 at the home of Tim Carey.

ATTEST

Secretary