

**MINUTES OF THE
BOARD OF DIRECTORS
OF
KENSINGTON VILLAGE HOMEOWNERS ASSOCIATION**

August 15, 2011

The regular meeting of The Kensington Village Homeowners Association was held on August 15, 2011 at the Community Pool. Ken called the meeting to order at 6:30 PM

BOARD MEMEBERS PRESENT: Ken Hughey, Tim Carey, Bill Fairbanks

BOARD MEMBERS ABSENT: Roland Ewert

TAKING MINUTES: Tim Carey

MINUTES – June 2011

The June 2011 meeting minutes had previously been approved via electronic device. A motion was made and seconded to confirm this action. This motion was unanimously approved. The Board also unanimously AWM forms dated 5/19/11 and 6/20/11.

FINANCIALS

A motion was made by member Fairbanks, seconded by member Hughey to accept the May through July 2011 financial reports. This motion was unanimously approved.

Committee/Common Area Updates

Architectural Committee Report

Member Hughey reported that several homeowners had made painting improvements to their homes. More homes are scheduled to be painted. Also several homeowners have submitted their plan to paint in the near future.

New Business

Perimeter Wall Painting

The discussion for the painting of the perimeter wall was tabled as all three proposals need questions answered.

Spa Security Light

Spa Security Light has been installed. We are doing the final adjustments to the sensor.

Rules and Regulation Section 9.1 Updated

A motion was made by member Hughey, seconded by member Fairbanks to accept updated wording to Rules & Regulation Section 9.1 as written. This motion was unanimously approved.

September 25th. CD

A motion by Fairbanks, seconded by Carey to move maturing CD dated 9/25/11 to a

'New' institution. This motion was unanimously approved.

Discussion of Homeowners Options relating to the Rat Problem

Member Hughey and Fairbanks discussed where current bait stations are placed in Kensington Common area. The web site, www.ocvcd.org was given to homeowners present and would be include in upcoming Village Voice newsletter.

OPEN FORUM

- Topic of 'Red Curbs' needing painting – will paint with next slurry
- Asked if any more Crime in community – no
- Trees needing trimmed on Prospect – Board to follow up
- Homeowner asked for 'New' color scheme's so to paint their home – obtain from ACC.
- Mention of old private school being torn down on Prospect just south of Walnut for new apartments.
- Homeowner asked if 'Fake' grass ever discussed – not recently

Next Meeting – November 14, 2011

- Location – 611 No. Turnberry at 6:30 p.m. This will be the Annual Board Election.

Adjournment – 7:30 PM

There being no further business to come before the Board, a motion was made and seconded to adjourn to executive session. At the executive session matters pertaining to homeowner assessments, review of delinquent accounts and homeowner violations will be discussed.

REPORT OF EXECUTIVE SESSION

Following the regularly scheduled meeting of the Board an executive session was held with the following being reported to the membership:

- Called to order by Ken at 6:10 p.m.
- Review of delinquencies
- Review of non-compliance correspondence
- Motion made by Fairbanks, seconded by Carey to purge last two late charges listed on Aging Report.
- Acknowledged A.W.M. forms dated 6/13/11 and 8/15/11
- Adjournment – 6:18 p.m.

Signature _____ Date _____