

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

June 13, 2011

The regular meeting of The Kensington Village Homeowners Association was held on June 13, 2011 at 611 N. Turnberry Dr. Ken called the meeting to order at 6:32 PM

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

BOARD MEMBERS ABSENT: None

REPRESENTING GCE: Jessica Castellanos, CCAM

MINUTES – February 2011

The February 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 **approved** AWM forms dated 3/5, 3/14, 4/15 and 6/1.

FINANCIALS

A motion was made by member Fairbanks, seconded by member Ewert to accept the January through April 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.

Landscape

Member Carey reported that there were plants and color added around the pool area. Also some plants added around the pool area are to deter teenagers from jumping over the fence to get into the pool. It was also reported that the trees along Walnut are causing damage to the associations' irrigation system. These trees are **believed to be** the responsibility of the City of Orange, **which is being verified by member Carey.**

Pool/Spa

Member Carey reported that the pool heater has been turned on.

New Business

Perimeter Wall Painting

Bids are currently being obtained for the painting of the perimeter wall.

Spa Security Light

The Board reviewed bids for the installation of a security light in the spa area. The bids were tabled for further review. The Board will be double checking the area of installation.

Stop Bars

A lot of vehicles have been observed speeding and not stopping at the stop bars.

Car Break-Ins

There have been several car break-ins in the community. Member Fairbanks talked with the Orange Police Department who agreed to patrol in the community from 10pm to 12pm for a two week period.

OPEN FORUM

- Reports of many rats in the community
- Garage doors are being left open a lot

Next Meeting – August 15, 2011

- Location – Pool area at 6:30 p.m.

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 at 7:33 p.m.
- Review of delinquencies
- Review of non-compliance correspondence
- Adjournment – 7:42 p.m.

Signature _____ Date _____