

KENSINGTON COURTS COMMUNITY ASSOCIATION
Meeting Minutes – Board Meeting
OCTOBER 28, 2004

Call to Order:

The Meeting was called to order, shortly after 8:00PM, in the second floor meeting room at Elkton Town Hall.

Item #1:

Property Management presentation- Tom Cahill, president of 'BC Consulting' (*of Newark, Delaware*), handed out materials and gave a presentation about the services he offers to homeowner associations, which includes: (1) maintaining all books and files, relating to the collection of dues from homeowners; (2) performing searches and gathering bids for services, such as grounds-keeping, which he passes to the board for final decision; (3) generating financial reports and filing certain legal documents, including annual tax returns; and (4) performing certain community-wide mailings, including the facilitation of future elections.

A community decision cannot be made (*about the possibility of retaining BC Consulting's services*) until the Board has secured those Association Documents, still being held by the Charter Directors, but it isn't too early for the community to begin becoming familiar with the options, so that a decision can ultimately be made.

Item #2:

Status of Election Dispute with Charter Directors- A detail discussion was held, regarding the events that have transpired over the past month. For those that were not already aware, it was announced that the Kensington Courts Community Association has filed legal action within the Circuit Court of Cecil County, for the purpose of securing the records and documentary properties of the Association. It was explained that court procedure provides that the developers have 30-days to file a written response. Accordingly, it should be anticipated, that it is unlikely for there to be much action on this until that time has expired. A copy of the filing was shown to the attendees.

Item #3:

Status of Association Website Development- The Website continues to be updated with more and more relevant information. In particular, the documentary record of the entire "transition process", going back to February 2004, has been posted to the website (with the exception of a few documents that have to be scanned in). This also includes a copy of the recent court filing. Once again, the community is encouraged to refer to that website for the latest in community relevant information. That website is: www.kccaelkton.com.

Adjournment:

Due to our "Holidays Recess", the **Next Meeting** is currently scheduled to be held @ **8:00PM on Thursday, January 27, 2005, on the 2nd Floor of Elkton Town Hall**. This meeting was adjourned at approximately 9:00PM.

Karen Kline
Secretary, KCCA.