

KENSINGTON COURTS COMMUNITY ASSOCIATION
Meeting Minutes – First Board Meeting
SEPTEMBER 30, 2004

Call to Order:

The Meeting was called to order, shortly after 7:30PM, by the newly elected President (Rod Burr) and Vice-president (Mike Mahalis) of the KCCA, acting as Co-Chairpersons.

Item #1:

The Election Results were announced. The Nine Candidates getting the most votes were Rod Burr, Mike Mahalis, Robin Embleton, John Lemen, Clinton Hamrick, Ray Polaski, Walter Price, Traci Thomas, and Stephanie Byerly.

Item #2:

Adjustments to the Election Results were announced. Ray Polaski was recognized as being removed as a Director-elect, as a result of his request, and acceptance of that request. Because he later expressed a desire to retract his withdrawal, but because of the potential for complaints that might arise from a reinstatement, a compromise decision was reached, to instead recognize him as an alternate, with eligibility for appointment in the event of future director resignations or departures.

Additionally, John Lemen has found it necessary to resign “for personal reasons”.

Item #3:

With these two withdrawals, the next two highest “vote-getters” in the election have been designated by the board as their replacements. Accordingly, Karen Kline and Rhonda Quay-Perez are hereby and henceforth recognized as KCCA Directors, Karen by election and Rhonda by appointment.

Item #4:

The Board then announced the appointment of officers, which was effective immediately, replacing all previous officers. Those appointments were:

President:	Rod Burr
Vice-President:	Mike Mahalis
Treasurer:	Robin Embleton
Secretary:	Karen Kline
Communications Officer:	Clinton Hamrick
Grounds Maintenance Officer:	Walter Price
Bylaws & Covenants Coordination Officers:	Rhonday Quay-Perez & Stephanie Byerly
Property Improvements Officer:	Karen Kline
Community Relations Officer:	Traci Thomas

Item #5:

Discussion followed, regarding the Status of the Transition Process. Concern was expressed about the effect that the developers' recent mailings were having on community morale. In response, various board members shared with the audience, descriptions of ongoing activities. These have included numerous consultations with attorneys, who have advised us that our process is and has been valid throughout, and that we should continue on, in that we would achieve full recognition in due course.

The board also shared information about recent communications that *have been* sent to the developers, about additional communications that were *soon to be* sent to the developers, and about communications that would soon *be sent throughout the community*. That seemed to ease, to some degree, the concerns of the audience.

Item #6:

The meeting then turned to the future meetings schedule. Once again, it was reiterated that our meeting plan had always been: To meet on the last Thursday of each month @ 7:30 PM, in the Elkton Town Hall. That plan has always been publicized as being for the first 10 months of the year only, which means that the months of November and December will have no public board meetings, due to the holidays, but that they will resume in January.

Once qualification was presented this night, however. Next month's meeting (October 28th) will not be able to begin until 8PM, due to a booking conflict at the Hall, and for similar reasons we will have to select a different time or place beginning in January. That information will be distributed at the next meeting and/or on the website, the address of which is being distributed on an informational flyer that will be handed out to the entire community by the street reps within the next week.

Item #7:

The meeting was adjourned

Signed,

Karen Kline
Secretary, KCCA.