

KENSINGTON COURTS COMMUNITY ASSOCIATION
Meeting Minutes – Board Meeting
APRIL 28, 2005

Call to Order:

This meeting was conducted as a review of the status of currently, ongoing activities, with an outline of the plan going forward, and then adjourned.

Status of Transition- The “Majority” of the Files and Records have been turned over by the Developers. The Dues Assessment Notices were sent out on April 4, 2005 (along with Financial Statements for the 2004 Calendar Year), and the follow-on Billing Statements were sent out on or about April 20th.

It appears that we have received copies of all of the Governing Documents, and an analysis is under way that can finally resolve the confusion surrounding the various versions of deed restrictions.

Additional missing files continue to be discovered, but those are being worked as they are discovered.

Property Management Company- Effective April 10, 2005, Kensington Courts Community Association has hired “BC Consulting” to manage the routine administrative affairs of the Association. This will include billings, bookkeeping, architectural review coordination, and many other services that will be listed on the KCCA Website.

Agent of Record- Negotiations are under way with local attorneys, for the purpose of designating a new “Agent of Record”, which is required by state law. The current Agent of Record has indicated a desire to be replaced, due to conflicts of interest, in connection with the transfer of responsibility from the developers to the community.

Maintenance of the Common Grounds- Bids have been opened for cutting the grass in the common areas, and it is hoped that the necessary arrangements can soon be made.

Next Month’s Meeting: May 26, 2005, 8PM Elkton Town Hall (2nd Floor).
Website: www.kccaelkton.com

Karen Kline
Secretary, KCCA.