

KENSINGTON COURTS COMMUNITY ASSOCIATION
Meeting Minutes – Board Meeting
AUGUST 25, 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. The subjects addressed were as follows:

Community Entrance- Initial discussions have been held with contractors, and some “ball park estimates” of cost have been received. After continuing discussion the community seems to be gravitating towards a single preferred structural design. The graphical portion of the design has not yet been addressed, except that the material for its construction seems to have some degree of consensus. Given the wooded nature of the land on the south side of Whitehall, it has been agreed that a sign on the South Side, only, will work best.

Discussion has begun, regarding the desirability of landscaping in the area of the sign, and about the options we might have for lighting.

It has been observed that there could be some difficulty in obtaining a building permit, given that the common grounds are still (technically) owned by the developers. It was agreed that we could attempt to secure their permission (since it would be in their interest as well to have us do this).

Administrative Services- The Board has agreed to hire Chesapeake Accounting & Bookkeeping services to handle our bookkeeping and administrative services needs. It was agreed that we would wait to sign any agreements until the first of September, in that it will be the start of a new month. We will begin turning over information and materials after that.

Dues Collections- A few payments have been received, but the majority of the remaining accounts remain unpaid. Our Collections Attorney is beginning to prepare the court filings documentation that will be filed soon.

Maintenance of the Common Grounds- The common grounds seem to be getting maintained reasonably well, and at reasonable intervals. We’ll continue to monitor this.

Common Grounds Status- The Board has received a response from the developers on our request for them to turn over the common grounds. They have requested 2-3 months to review and consider what their obligations are, with respect to turning over that land. The Board is discussing that request, and will continue discussing our best response.

Next Month’s Meeting: September 29, 2005, 8:00 PM Elkton Town Hall (2nd Floor).
Website: www.kccaelkton.com

Karen Kline
Secretary, KCCA.