

KENSINGTON COURTS COMMUNITY ASSOCIATION
Meeting Minutes – Board Meeting
JANUARY 27, 2005

Call to Order:

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

Item #1:

Parks & Recreation Address- Clyde Van Dyke, director of the Elkton Town Department of Parks & Recreation, addressed our group so that we would be better informed about the kinds of recreational opportunities offered by this department. He also indicated that a brochure would be mailed out to our community within the next few weeks, that would provide more detailed descriptions of their spectrum of program offerings.

Item #2:

Status of the Election Challenge by the Charter Directors- The KCCA Board informed the audience that it has been reported by our Attorney, that the Consent Order (which will finally remove all barriers to obtaining the books, records and files from the developers) has been filed with the Circuit Court. This should set in motion the actual transfer of these materials, sometime within the next couple of weeks.

Item #3:

New Orders of Business- Given that the books and files should be received by the new board before the next monthly meeting, it is necessary to lay out the actions that our officers should take when they are received. In response to community input, the board has recognized that our initial priorities have been: (1) to ensure that our funds and assets are accounted for; (2) to ensure that any legal risks to the association are identified and protection measures are taken; (3) to develop the means to begin properly maintaining our common grounds; (4) to investigate the potentials for property improvements, such as an attractive entryway into the development. To this end, the Board voted to approve the following actions:

(A). Provided that favorable terms can be negotiated, the hiring of “BC Consulting” (the property management company that has given presentations to our group in the past) to take on the ‘setup and maintenance’ of our operational files, bookkeeping system, and routine correspondence, as well as other administrative duties. It has been agreed that the ‘set-up’ value, alone, of a one-year term would be more than worth the estimated cost (given available alternatives). The decision as to whether or not there is enough value to renew that agreement can be made on an annual basis. It is believed at this time, that this service can be secured, within our current dues and budget structure.

(B). An audit of Association Books, Accounts & Records, to confirm and establish that our Assets and Funds are intact.

(C). The performance of a Land Search, so that we may gain a clear understanding of the legal status of the Development “common grounds”, and to thereby establish the basis to begin discussions or negotiations with the developers to gain legal access to those grounds. This has become necessary, because it has come to our attention that some, if not all, of the common grounds are still owned in the name of one or more of the developers, which means that we do not currently have the legal authority to begin maintaining the common grounds, ourselves.

(D). Initiation of research, to identify companies that could be capable of designing and/or constructing an attractive entryway into our development. At present, no commitments will be made. Rather, we will attempt to gather design and build offers from contractors. When we have a number of design options available, they will be shared with the community so that we may arrive at a public consensus as to the preferred design. Only then, would a decision be made.

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:

The meeting was adjourned at approximately 9:45PM. The **Next Meeting** is currently scheduled to be held @ **8:00PM on Thursday, February 24, 2005, on the 2nd Floor of Elkton Town Hall.**

Karen Kline
Secretary, KCCA.