

KENSINGTON COURTS COMMUNITY ASSOCIATION
Meeting Minutes – Board Meeting
JUNE 30, 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- Discussion has begun, regarding the early research phase towards constructing an attractive “entryway” (near the top intersection of Whitehall & Highland) for the Kensington Courts Community. A number of photographs of the entryways to other communities have been assembled into a photo album, and there was initial discussion about what people thought was most attractive. There was also discussion on (1) ways to elicit participation from the community; and (2) ways to locate businesses capable of effectively constructing such things.

Dues Collections- BC Consulting reports that Late Notices were sent out to all homeowner accounts that had not paid, as of June 1st, and that Certified Demand Letters were sent out at that same time to all home owner accounts that had multiple years’ past due. Dues Receipts are progressing pretty well, but it appears that a small number of accounts will require going into formal collections. Our collections attorney is prepared to receive these accounts and initiate action in mid July. Accounts that are only past due for the current year will not go into collections until August.

Maintenance of the Common Grounds- The association has signed a contract with “Ground & Up, Inc.” for lawn services, according to the previous board authorization, and the mowing routine is being initiated. One complete lawn servicing was completed during the month of June and a one-cut payment was authorized to the service provider. It is anticipated that the month of July will see two complete cuts occurring.

Administrative Services- The first quarter of our year’s service contract with BC Consulting is approaching completion, and the board has conducted a review of how that relationship is progressing. The consensus of the Board is that, given the cost that this service represents, the degree of service provided has not lived up to our needs or expectations. Discussions have begun with BC Consulting to address solutions.

Common Grounds Status- Our attorneys have completed their investigation into determining the actual legal status of our common areas, and have delivered a formal report to the board. It is the conclusion of our attorneys that (1) every indication within the legal record is that the developers have always had the intent to turn over the common grounds to the community; (2) in fact, they even committed, within our governing covenant documents, to do so when homes began being built and sold; and (3) that in all probability, it was a mere oversight on their part that they never did this. Accordingly, our attorneys intend to send a letter to the developers reminding them of their promise, and asking for them to follow through on that commitment. The Board has approved this action.

Next Month’s Meeting: July 28, 2005, 7:30 PM Elkton Town Hall (2nd Floor).
Website: www.kccaelkton.com

Karen Kline
Secretary, KCCA.