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KENSINGTON COURTS COMMUNITY ASSOCIATION
Meeting Minutes – Board Meeting
MARCH 31, 2005

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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 Developers continue to turn over Files and Records, relating to our Association, and our Attorneys have submitted a specific listing of the items that remain missing to further facilitate this process. However, the "Membership" records that have been received are sufficiently complete that the Dues Assessment Notices can be sent out. Those are already in work and should be out within the next week.
     One priority continues to be the receipt of all copies of Governing Documents so that we can finally resolve the confusion surrounding the multiple versions of deed restrictions.

     Insurance Liability Status- As the Common Grounds remain in the name of the developers, it is their obligation to ensure that Liability Insurance is in place, and in fact, the developers have indicated that the current policy is set to expire in June of this year, and that they intend to renew that policy on their own.

     Financial Position- The financial assessment of our position is far enough along that it is anticipated that statements for the 2004 Calendar Year will be prepared and sent out with the Dues Assessments.

     Maintenance of the Common Grounds- While arrangements have not yet been made for maintaining the common ground, it is anticipated that bids (for grass cutting) will soon be taken, in anticipation of working out an arrangement.

     Investigate Opportunities for Installing an Entryway to the Community- Because of the many other priorities that are 'on the front burner", this item will be deferred until there is more of an opportunity to work on it.

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Next Month's Meeting: April 28, 2005, 8PM Elkton Town Hall (2nd Floor).
Website: www.kccaelkton.com

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Karen Kline
Secretary, KCCA.