

KENSINGTON COURTS COMMUNITY ASSOCIATION
Meeting Minutes – Board Meeting
MAY 26, 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:

Covenants & Deed Restrictions- The research regarding the Covenants & Deed Restrictions has been completed by our attorney. A copy of all documents, with relevant plat maps, and a cover document, explaining how the covenants & restrictions should be interpreted has been delivered to BC Consulting, as well as all Board Members. Our webmaster also has a copy, that is planned to be posted to our website.

Agent of Record- The Board has authorized the appointment of E. B. Fockler IV as our New Corporate Agent of record, and has authorized contracting with him to perform our “collections” activities, with respect unpaid dues.

Maintenance of the Common Grounds- The Board authorized the payment of \$400 to a Lawn Service Provider, for bush hogging and other one-time mowing services. It also authorized a one-time \$500 payment to a second Lawn Service Provider or additional services, along with a contract for up to 10 additional “cuts” of the common grounds @ \$500 apiece.

Common Grounds Status- Our attorneys have begun investigation into determining the actual legal status of our common areas, and have confirmed that (1) the common areas are still in the name of the developers, and (2) the C-1 area has not been subdivided from the remainder of the overall land. They have agreed to provide a status report on our comprehensive legal position, so that the board can determine what our future course of action should be.

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

Karen Kline
Secretary, KCCA.