

KENSINGTON COURTS COMMUNITY ASSOCIATION
Meeting Minutes – Board Meeting
SEPTEMBER 27, 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- Work has continued on planning for a new entryway sign. We are working on getting a written approval from the developers (since they are the technical holders of the title), and based upon those results a building permit will be sought. Some bids have been received on each of the major components, which are (1) The brick and masonry columns; (2) the black rod iron grating, which will span the 8 foot distance between the brick pillars; (3) the physical sign, which would be attached to the iron grating; and (4) the electrical, lighting and landscaping, which would finish off the sign area. We are continuing to take bids, and investigate alternatives.

Our goal is to down-select to our final contractors by next month's meeting.

Administrative Services- Chesapeake Accounting & Bookkeeping services was hired, effective September 1, 2005, to handle our bookkeeping and administrative services needs. Board members have been turning over information to the new service as it becomes available. Our goal is that they will be fully prepared to generate financial statements by the time that they are due out, next February.

Dues Collections- Complaints have been filed in Circuit Court against the few homeowners that still owe for multiple years' past dues. Collections activities with them also continue.

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 drafted a response to the developers, which reiterates their obligation to turn over the land, but has decided to hold off on sending that notice, in order to permit some continuing discussion and consideration.

Next Month's Meeting: October 27, 2005, 8:00 PM Elkton Town Hall (2nd Floor).
Website: www.kccaelkton.com

Karen Kline
Secretary, KCCA.