

KENSINGTON COURTS COMMUNITY ASSOCIATION
Meeting Minutes – Board Meeting
APRIL 27, 2006

Call to Order:

This meeting was conducted as a brief review of the status of currently, ongoing activities, with an outline of the plan going forward, followed by an election of Board Members, and then adjourned. The subjects addressed were as follows:

Community Entrance- In light of the fact that we received an authorization from the Vendor to Return the Solar Lighting Units for a full refund, the Board reached final decision to do so, and to begin pursuing an installation of an electric hookup.

Administrative Services- Members of the Board reported that our full set of accounting history (including receivables and payables) have been incorporated within our QuickBooks Accounting System. The only remaining task is to incorporate and verify that all dues deposits are recorded correctly, and in synch with our new accounting system. Once that is completed, Financial Statements may be compiled and our Tax Returns for 2005 can be filed. (Note: a six month extension was already filed with the IRS to permit us the time to complete this work.)

Dues Collections- It was announced that 2006 Dues collections were progressing well, with two-thirds of the community having already sent in payments.

Maintenance of the Common Grounds- Members of the Board announced that a new contract had been signed with Ground & Up Inc. to continue with our lawn service for the coming 2006 season. Service is to run from approximately May 15th to October 31st. The new rate of payment is \$750 per cut at two cuts per month maximum.

Common Grounds Status- The Board announced that our attorneys have filed a set of interrogatories (along with other standard procedural forms as is customary during the discovery phase of this sort of legal action. The developers are obligated to respond by May 2nd.

Election Activities- A referendum question, which had been issued to the community on February 2nd, 2006, and incorporated into the ballot forms for this election, was officially declared to be a question for the membership (as part of this election, pursuant to the bylaws of the association). That question had been made a necessity by the fact that only four candidates had been identified for the nine board seats to be filled. It asked whether or not the number of board members should be reduced (until further notice) from NINE to FIVE.

The floor was then opened for nominations for the Board Election. The Nomination Committee submitted its nominations (*identified and selected by way of publicly distributed nomination forms*). Those nominees were (alphabetically) Rod Burr, Robin Embleton, Jason McNew, and Rhonda Quay-Perez. Subsequently, a number of other candidates were nominated and seconded from the floor. They were Matthew Disotell, Allen Parlier, Arnie Pavlik, Dominick Shannon, and John Wyman.

When it became evident that no further nominations were forthcoming, nominations were closed, and the balloting process began. Afterwards, all ballots were counted by a ballot committee consisting of two candidates and three independent community residents, who afterwards, and together, executed a certification of election results.

The results of that election process are as follows:

ON THE QUESTION of whether the number of directors should be reduced from NINE to FIVE, the referendum passed. It is therefore established that the number of directors of this

association is reduced to FIVE, until another action pursuant to the bylaws of this association shall change that number to something else.

ON THE QUESTION of who the Directors of the Board shall be, the following FIVE candidates received the most votes: Rod Burr, Robin Embleton, Jason McNew, Rhonda Quay-Perez, and Dominick Shannon.

Following the completion of the election results, the meeting was adjourned.

**Next Month's Meeting: May 25th, 2006, 8:30 PM Elkton Town Hall (2nd Floor).
Website: www.kccaelkton.com**

Rod Burr
President, KCCA.