

**KENNSINGTON COURTS COMMUNITY ASSOCIATION**  
**Board Meeting Minutes – August 31, 2006**

**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 followed:

**Legal up-date with developers:** We are continuing in the discovery phase of this action, with Trial Date anticipated in the November timeframe.

**Referendum Election Ballot for Article IX, Section 2, (d):** Currently states that “Boats may only be kept in the backyard of any Lot provided they are covered with brown, grey or green tarp, and are on a trailer.” The Deadline for this referendum passed on August 28<sup>th</sup>, with fewer than 100 affirmative votes being cast, where 194 were required. Therefore, the Board finds that this referendum did not pass. Accordingly, the current provision of the Covenants will be enforced. It has been determined that a ‘smooth transition date’ for enforcement would represent the most ‘community-friendly’ approach, and that a deadline for compliance, which corresponds with the end of this years’ boating season, would not cause any undue harm or disruption to any members. Therefore, it has been determined that enforcement of this provision will begin on November 1<sup>st</sup>, 2006. Notifications will be sent out within the next couple of weeks.

**Dues Collections:** It was announced that the collections for the 2006 dues cycle has continued, and it was reported that FINAL NOTICE Letters were sent out on August 10<sup>th</sup>, to the 13 remaining delinquent members, which gives them one last opportunity to avoid a collections action being filed in court.

**Maintenance of the Common Ground:** It was reported that groundskeeping activities have been ongoing, that the work appears to be satisfactory, and that gradual progress is being made, with respect to the amount of ground being covered, and the quality of work over that ground. All areas are looking better and better over time.

**Architectural Committee:** It has been determined that the Board cannot adequately perform all of the duties of a Covenants Committee, in addition to performing all of the business duties of the corporation. Therefore, it has been determined that invitations will be mailed out to the community to elicit volunteers to sit on a more formal covenants committee, which would have the full responsibility for administering the day-to-day architectural control and covenants compliance duties, according to the rules set forth in the governing documents of the association. That invitation will go out within the next couple of weeks.

**ATV Violations:** The Board is continuing to receive complaints about ATV operations within the community, in some cases causing members to feel that their safety, and the safety of their children, is being put at risk. This is in addition to complaints that (1) the noise is disturbing the peace of the community; (2) it is causing damage to our common areas; and (3) the activity is illegal to begin with, besides being a direct violation of our covenants. Accordingly, the Board has no choice but to step up enforcement actions against any known violations. These heightened response actions will commence immediately.

Following this discussion, the meeting was adjourned.

**Next Month’s Meeting: September 28<sup>st</sup>, 2006, 8:30pm at the Elkton Town Hall (2<sup>nd</sup> floor). Website: [www.kccaelkton.com](http://www.kccaelkton.com)**

Rhonda Quay-Perez  
Secretary, KCCA