

**KENSINGTON COURTS COMMUNITY ASSOCIATION**  
**Meeting Minutes – Board Meeting**  
**JANUARY 26, 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 follows:

**Community Entrance-** The Board announced that we had completed installation of our community entryway, and asked for feedback. Feedback from the audience was overwhelmingly positive, and officers of the association reported that feedback received from the community at large was also positive.

The Board reported that the intent was to research options for adding “lighting” to the sign, and to add landscaping.

**Administrative Services-** The members of the Board reported that implementation of our new bookkeeping process was partially complete, but that the full deployment of our Accounts Receivable subsystem (which will more efficiently help to keep track of the billing and payment history of every homeowner member) had run into some complications. Those complications are in the process of being worked out, and we expect to be back on track shortly.

**Dues Collections-** It was announced that 2006 Dues Assessment Notices will be Mailed out approximately on time (Feb 1, 2006). Collections activities from the 2005 dues cycle continue, and the Board reported that the list of members with delinquent dues dropped from 43 (when the new board took over) to only FOUR, as of the initiation of this billing cycle.

**Election Activities-** It was announced that forms will be mailed out to each homeowner member (within our 2006 Dues Assessment Notice mailings), which will be asking for nominations for new members to the Board of Directors of the Association. IN Addition, due to a large volume of requests, a referendum election ballot will also be included within our 2006 Dues Assessment Notice, which will be asking whether the community would like to revise our Association Covenants, such that only homeowner members will be permitted to serve on the Board of Directors of the Association.

**Maintenance of the Common Grounds-** We have received initial bids on our lawn mowing needs for the 2006 season.

**Common Grounds Status-** A good number of residents turned out for this meeting, as a result of community observations, that the developers had surveyed and staked out the commercially zoned area, in the apparent bid to seize and retain that land for themselves. Public outcry was pronounced, and the community request, that the Board Respond with whatever action was within its reach, was heard (at this meeting, through the community website email, and through personal comments directly to board members at large). Accordingly, the Board voted and approved the filing of a court injunction to stop the actions of the developers, and to cause them to turn over the entirety of the common grounds without further delay.

**Next Month’s Meeting: February 23, 2006, 8:00 PM Elkton Town Hall (2nd Floor).**  
**Website: [www.kccaelkton.com](http://www.kccaelkton.com)**

Rod Burr  
President, KCCA.