

**KENNSINGTON COURTS COMMUNITY ASSOCIATION**  
**Board Meeting Minutes – June 29, 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:

**Article IX, Section 2, item (b) in the Declaration of Covenants, Conditions & restrictions, revised on Feb, 15, 2001 with regards to pit-bulls:** The board reported that it has done considerable research into the legal definition of a “Pit Bull”, including the definition has set forth in a county-wide prohibition ordinance in Prince Georges County. Accordingly, it has now approved a formal definition to be included in its enforcement policy, regarding the Covenanted Prohibition against Pit Bulls within our development.

**Legal up-date with developers:** It was advised that we are still in the discovery phase with our legal battle with the developers. Interrogatories (questions) are being sent back and forth between both parties and reviewed by council. The Board will report out as progress is made.

**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 community is currently going through a referendum, which is attempting to amend this covenant, such that boats would be permitted to be kept on the side of houses. There was a review of the number of ballots received to date and a discussion of how long the referendum request should run before the board states that adequate time has been allowed for the members to pass the revision. A date will be forwarded to the community when one is agreed upon.

A question was brought up from members in the audience as to the timing of the introduction of enforcement of the covenants. It was explained that it has taken this long for the board to accomplish the degree of “covenant interpretation”, which is necessary to the formulation of formal policy statements, which are (in turn) necessary in order to have “enforceable” processes and procedures.

**Dues Collections:** It was announced that the collections for the 2006 dues cycle continues, and it was reported that the number of delinquent members has dropped to only 23 to date.

**Maintenance of the Common Ground:** The board discussed their overall satisfaction with the grounds maintenance, with regards to what needed to be done, and what was being done. Along with wanting a more even cut through out the community, and done in less time. It was agreed that we would continue discussions with our groundskeeper. Dominick Shannon (Operations Officer) will be meeting with Ground and Up to come up with a mutual agreement all can be satisfied with.

Following this discussion, the meeting was adjourned.

**Next Month’s Meeting: July 27<sup>th</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