

**KENSINGTON COURTS COMMUNITY ASSOCIATION**  
**Meeting Minutes – Board Meeting**  
**MARCH 30, 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 discussed the solar lighting, that had been installed on the community entryway sign. The general consensus was that the lighting was not as bright as most had expected, and some residents have commented about the lights being a blue tint, rather than white. The Board agreed to look into the possibility of getting a refund or exchange on the lighting, and looking further into the possibility of electrical lighting. Brief discussion occurred, again, about our plans for landscaping.

**Administrative Services-** Members of the Board reported that efforts to implement our improved bookkeeping system were well under way, and that it is expected to be completed within the next month.

**Dues Collections-** It was announced that 2006 Dues collections were progressing well, with about half of the community having already sent in payments. Another of the 2005 past due accounts has remitted payment, leaving only one remaining.

**Election Activities-** It was announced that only TWO Nomination forms had been returned, and given the decision by three more board members, not to run for re-election, and to relinquish their board seats as of the election, it has become clear that there is a high likelihood that we will be unable to fill all of the available board seats. It was proposed that we include a referendum in the election (pursuant to the association bylaws), which would reduce the necessary number of board seats from Nine to Five. This was agreed to. Also, it was discussed and decided that we should attempt to solicit absentee ballots, in order to ensure that our quorum requirement for the election is satisfied. It was further confirmed that the board election would be conducted at April's meeting, which would require that appropriate notice be sent out to the community, by early April. This also was agreed to.

**Maintenance of the Common Grounds-** The Board reviewed and approved a final version of the contract to be executed with Ground & Up Inc. to continue with our lawn service for the coming 2006 season. A preference was expressed and discussed that the initial mowing occur shortly after April 15<sup>th</sup>.

**Common Grounds Status-** The Board announced that the developers have filed a response to our complaint, and that our attorney would be replying with a set of interrogatories as is customary during the discovery phase of this sort of legal action.

**Next Month's Meeting: April 27, 2006, 8:30 PM Elkton Town Hall (2nd Floor).**  
**Website: [www.kccaelkton.com](http://www.kccaelkton.com)**

Rod Burr  
President, KCCA.