

KENNSINGTON COURTS COMMUNITY ASSOCIATION

Board Meeting Minutes – May 25, 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:

Common Grounds Status: The board announced that the developers have failed to comply with their dead line of 05/02/06, for the return of the interrogatories that our attorney had sent them. As a courtesy, our attorney has given them a new deadline of 06/02/06. If they fail to comply by the new deadline, then our next step could be to file for an order to compel. If they fail to follow with this order, we may be able to file a Motion for Summary Judgment (where we win), based on their failure to supply reason why they shouldn't turn the land over to us.

Mayoral Candidate Endorsement: A question was raised about our recent endorsement of Chuck Jagoe in his bid to become the next Elkton Mayor. Rod described the continuing pattern of difficulty, which the board has had in getting town support in restraining the developers from exceeding their authority (and respecting their responsibilities) in their role in our community, and observed that the fact of the current mayor's employment BY one of the principle developers represents a conflict of interest, which does not work to the benefit of our community. Rod explained that the Board is not of a mindset to ordinarily get involved in public politics, but that there comes a time when the legitimate business interests of an organization will require it to defend itself within whatever arena a threat may come from. That was the case in this event. There was a business (and legal) interest that was sufficiently compelling to justify the move. No harm has come from that decision, and in fact, some unexpected potential benefits may yet materialize. If nothing else, we have served notice to the current administration, that our interests will be disregarded at significant political risk. It should be noted that there were only about 650 votes cast (in total) in the mayoral election, and the margin of victory was only about 150. The point is... if our development had been effectively "mobilized" in this election, we could have easily determined the result. That is something that cannot be ignored.

Community Entrance: The board announced that although there has been some landscaping done around the sign, two more trees would be added to the current four, to come around the sides of the sign, in the next few weeks. There was some discussion about some smaller plants or flowers to go in the front. It was confirmed by the board that it looks like the solar lights will be coming down and that we would be looking into getting electrical lighting.

Policies: It was also announced by the board, the current 7 policies that we have been currently working on have been provisionally approved:

- 1). A Dues and Collections Policy.
- 2). An Accounting System Policy.
- 3). An Enforcement Policy (which sets forth the authority for all, and approach to all, covenant compliance enforcement actions).
- 4). A Structures Policy (Sheds, Fences, Decks, etc.)
- 5). A Vehicles Policy (boats, campers, RV's, trucks, etc.)
- 6). An Animals Policy (general and pit bull)
- 7). A Rentals / Leases Policy (for owners who rent or lease their properties)

It was explained that, in spite of complaints from the community (about lax enforcement of the covenants), it was not possible to enforce them in a fair, consistent or reasonable way before "Standard Policy Statements" are drafted and approved. While the set above represents most of the topics that residents have issues with, there are others that will continue to be developed over the coming months.

Article IX, section 2, item B (Declarations of Covenants, Conditions & Restrictions): The board announced that the amendment that was filed on February 15, 2001 by the developers, restricting ½ of the community to have dogs that weighed over 40 pounds, has been legally changed, involving a 2/3's vote from the community, which allows everyone in the community to have a dog of any weight.

Appointment of Officers: Pursuant to the Bylaws of the Association, the Board hereby announces its designation of officers.

President -	Rod Burr
Vice-President -	Jason McNew
Treasurer -	Robin Embleton
Secretary -	Rhonda Quay-Perez
Operations Officer -	Dominick Shannon.

Community Day: The Board approved a Community Outdoor Event to be held in June for the purpose (1) fostering a "sense" of community; (2) giving neighbors a chance to get acquainted; (3) permitting the community another opportunity to meet board members; and (4) promoting public discussion of issues important to the community. It is envisioned that this could become an annual event.

Following the discussion of the Community Day, the meeting was adjourned.

**Next Month's Meeting: June 29th, 2006, 8:30pm Elkton Town Hall
(2nd Floor). Website: www.kccaelkton.com**

Rhonda Quay-Perez
Secretary, KCCA

