

Meeting Minutes – APRIL 26, 2007

KENSINGTON COURTS COMMUNITY ASSOCIATION

Board Meeting Minutes – April 26, 2007

Call to Order: This meeting was conducted primarily as our Board of Directors, Election Meeting. It was the first meeting since our January meeting, and it was held at the Elkton Public Library, instead of the Town Hall, as a cost saving measure.

Nominations: The results of returns of Nomination forms was shared with the audience, and accordingly the nomination committee, officially entered its nominations, reflecting those returns. The Floor was then opened to additional nominations, but none were made.

Voting: Ballots were made available to attendees, and voting occurred.

General Discussion: After voting was completed, generalized discussion ensued, where the status of ongoing activities was discussed, but other than as noted in the Updates, below, no other noteworthy milestones were announced.

Land Update: It was reiterated that the current obstacle to completing the transfer of the common areas to the association was the completion of surveys, so that requirements of public works agreements with the town would be met.

Since our January meeting, the developers completed and submitted a set of surveys for town and Association Review. In the opinion of the Board, those surveys would have resulted in sections of land around the ponds, being turned over to the town (along with the ponds), which were significantly larger than was necessary. Therefore, in order to minimize the loss of land, the Board agreed to commission a revision to those surveys, which would reconfigure the subdivision plan to a more modest and reasonable transfer of land area. The developers expressed no objection, and the process is now under way. The Board will continue to report out as further events dictate.

Grounds keeping: It was announced that a new contractor had been hired to mow our common areas, which the Board concluded would help to keep costs down, and would result in a more satisfactory mowing schedule. The situation will be monitored and will be evaluated as the season progresses.

Ballot Counting: Upon adjournment of the regular meeting, the Election committee counted ballots to determine the results. Those results were determined before the formal adjournment of the Board, and were subsequently posted to the Website.

Election Results: Directors Elected were Rod Burr, Robin Embleton, Rhonda Quay-Perez, Jason McNew, and Ray Barton.

Rhonda Quay-Perez
Secretary, KCCA

