

## **Meeting Minutes – JANUARY 25, 2007**

### **KENSINGTON COURTS COMMUNITY ASSOCIATION**

#### **Board Meeting Minutes – January 25, 2007**

**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:

**Review:** Since this was the first meeting since our Holiday Break, beginning after the October meeting, most of the meeting was devoted to discussion on the status of ongoing matters.

**Land Update:** The status on the legal issue with regards to the common ground and water front area was asked about. The board reported that during the month of November members attended a court hearing where the attorneys on both sides informed the court that a settlement had been reached, where the entire common area lands (including the waterfront area) would be turned over to the homeowners' association. All that remained was to work through the administrative details.

During the process of Elkton Town Review, which was required because of the effect upon public works agreements signed between the town and the developers, the town asserted that the surveys in place for the roadbeds and water management ponds were inadequate to support the subdivisions necessary for the conveyance. Finalization of the settlement agreement has been suspended until the survey discrepancies can be resolved.

**Meeting Schedule:** It was discussed and decided, that our meeting schedule was more frequent than was necessary for the amount of business that we needed to conduct. It was decided that we would meet no more often than quarterly for the coming year, and that we would look for less expensive meeting facilities, since the town has raised the rental rate to \$100 per night. Meeting Date Notices will be posted on the website, and included within mailings as they occur.

**Billing Notices:** It was reiterated that annual dues notices would be issued on or about February 1, 2007.

**Election:** It was announced that preparation for the Directorship election had begun, and that it was expected to take place in the April timeframe, with the exact schedule being announced later. Also, it was decided that Nomination forms would be mailed out with the February 1<sup>st</sup> Dues billing Notices.

**Bookkeeping System:** The Board shared a progress report on implementation of our bookkeeping system updates. The association has acquired a copy of the professional version of Quick Books, and was continuing in the effort to upgrade our bookkeeping

system to provide better financial statement visibility and tracking. Because of this ongoing effort and some unsettled transactions, statements will not be available by February 1<sup>st</sup>, but are on schedule to be completed by late Spring or early Summer, and will be made available upon request, once completed.

**Grounds keeping:** It was discussed and decided that, due to the increasing cost of grass mowing within the development, and some concerns about the schedule of performance experienced in the past, the Association would solicit public bids from service providers, and conduct a competition to determine our service provider for the coming season.

Concern was also raised about the continuing problem of public “dumping” in our waterfront area. The board discussed preliminary opinions, that the only way to prevent this would be to erect a gate, which could restrict access to that area to residents, who would be given key cards. It was also recognized that this could not happen until after the transfer of the common areas was completed. It was decided that some preliminary investigation would be initiated, towards determining the feasibility of such a plan.

**Covenant Compliance:** Issues relating to compliance, and complaints from the community about compliance were discussed. It was noted that complaints were substantially lower over the nine months than in the previous two years, and in particular, complaints about ATV usage within the development had virtually ended by September. Continuing concern was expressed about other issues, such as (a) littering within the community, (b) dogs not being appropriately restrained, (c) unsightly or non-compliant vehicles being parked where they should not be, (d) non-compliant sheds, etc. It was agreed that the covenants committee would be re-energized to begin prioritizing focus on these concerns. Attempts would be made to encourage this committee to begin having more regular meetings, in an effort to apply focus where needed.

**Sign Lighting:** There was also some continuing discussion on the status of lighting for the entryway sign. Members of the Board described the lengthy process, which had occurred, where various “solar” options had been attempted, in the interest of containing “recurring costs”, once the installation was completed. Unfortunately, none of those options had had good results. Discussions with Conectiv were also described, where it was revealed that the cost for running electrical lines underneath Highland (since there are no access lines practically available) would be substantial. Because of these complications, an easy solution has not yet materialized, but the Board indicated that it is continuing to work the issue, including consideration of what the various budget implications would be. Future findings would be reported later.

Following this discussion, the meeting was adjourned.

Rhonda Quay-Perez  
Secretary, KCCA

