

**KENSINGTON COURTS COMMUNITY ASSOCIATION**  
**Meeting Minutes – Board Meeting**  
**JULY 1, 2009**

**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, as of this past Spring, deeds had been executed, transferring the majority of our common grounds from the developers to the Association, but that certain portions of those grounds had been transferred from the Developers to the Town of Elkton, including some fairly critical portions near the Highland & Whitehall circle at the bottom of the development, and including key portions of the entryway to our waterfront woodlands. It was explained that court hearings on the question had already been held, and that it had already been determined, that the Town would transfer those excess parcels back to the Association. It was explained that, at present, the Board and the Town were going through the administrative process of executing that result. Full transfer of all lands is expected to be completed by year end.

**Election Activities-** The First Election item of this meeting was the election of board members to the Association's board of directors. As in earlier years, no members responded to the self-nomination forms, mailed throughout the community, which could have enabled them to be nominated to be elected to the Board. Also, all current Board Members agreed to continue to stay on. As a consequence, there were (again) 5 candidates for 5 board positions. Nevertheless, in keeping with our governing rules, the election followed through. Quorum was met, ballots were counted, and the current Board Members were confirmed as continuing in their roles.

It was noted that there has been ongoing discussion over past years, suggesting that many view it as a waste of resources to go through this process every single year. Accordingly, a referendum question was placed upon the ballot this year, asking whether or not Board Elections should be held every two years, instead of every year, with the understanding that there would still be annual meetings, and that the elections would be held on odd numbered years, at those annual meetings.

Therefore, the Second Election item of this meeting was to determine the membership's decision on that question. Quorum was met and the measure passed. Accordingly, from this point forward, unless the practice is altered by subsequent action. Board of Director elections will be held every second year, rather than every year.

**Board of Directors, KCCA**