

KENSINGTON COURTS COMMUNITY ASSOCIATION

Meeting Minutes – Board Meeting

JANUARY 25, 2010

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 the end of last year the final deed transfers were completed, meaning that the entirety of our common grounds are now deeded in the name of the Association, excluding only the public roads, storm water management ponds (with some access ways), and the sewage pump station. There was additional discussion about the opportunity this creates to begin looking into making more significant improvements to our grounds, which was the basis for the current referendum on the question of raising our annual dues.

Financial Statements- The Board distributed copies of financial statements to meeting attendees, and indicated that copies would be mailed out to the entire community within the next month or so. Because of the significance of the recent land transfer, these financial statements are formatted to show all financial activity (2005 through 2006) since the homeowner members first assumed full formal leadership of the association at the beginning of 2005. That made it possible to discuss trends, and to show that (a) income has been steadily & effectively collected over the full time span; (b) expenses have been kept to reasonable levels; and (c) despite the fact that the Association has just gone through 5 years of litigation, it has managed to keep those costs down to a level that could be sustained by our cash flow, meaning that the Association's financial strength has been maintained at a steady level throughout that 5 year period.

The Financial Statements also help to illustrate that, while our current budget is sufficient to maintain ongoing business activities, it does not provide sufficient additional proceeds to enable much in the way of significant property improvements within our community, and therefore, if we are to plan on making improvements, a dues increase would be necessary.

Community Entrance- The Board discussed the current Status of the Entryway Sign Replacement Situation. While the option to purchase a new sign at approximately \$2,800 remains in place, it has been decided to continue in the attempt to repair our original sign. It was explained that most of the structural repairs are complete, but superficial damage repairs and some repainting are still required. The immediate task is to locate a compatible filler material for the repairs.

Common Grounds Concern- There was discussion about the ongoing problem with dumping and illicit activities going on in our waterfront area, and significant community concern was expressed about blocking off the back area (even if it interferes with membership access) for the short term, in order to put a stop to it, until such time as a permanent functioning gate can be erected. Emphasis was again expressed, regarding the prioritization, which should be placed upon getting that gate erected. It was also again suggested that a series of community clean-up days should be held, and some attendees volunteered to try to organize a clean-up committed of some sort. The Board agreed to support that activity through its website.

Election Activities- The Meeting closed with the completion of the election process for determining whether or not the Annual Dues would be increased. There was a strong participation response with well over half of the community casting ballots. Four questions were included in the Referendum, which asked whether the dues should be increased to \$150 per year, \$125 per year, \$100 per year, or not increased at all. The Results were: On the first question, 32% approve- 68% disapprove. On the second question, 44% approve – 56% disapprove. On the third question, 69% approve- 31% disapprove. On the fourth question, 31% approve- 69% disapprove. Accordingly, the Board finds that the third question of the referendum did pass, and our annual dues are therefore increased to \$100 per year, effective with the upcoming dues cycle.

It was also announced that there would be an attempt to offer an opportunity to members to have their annual association dues folded into their mortgage escrow accounts, so that dues would be paid by their banks, and members would never again, have to bother with making payments. Information on this option should become available later this year.

Board of Directors, KCCA