



Roll Call

Attended by: Esperanza Rey, President - Haroon Wassel, Vice President - Irfan Malik, Treasurer - Brenda Koch, Secretary - Jim Hales, Member-at-large

Business

1. **Budget Increase** - The Board approved \$305 per month for annual assessment for 2014. We need to provide the information to GHA for mailing notice to the Kenwood Townes residents. The increase was 3% as recommended by Reserves Report. Ric Katnik (previous Treasurer) had recommended an 8% increase at the Annual meeting in 2013. The Board consider this recommendation – decision was made by all that this increase was unnecessary. Our budget and reserves were right on point. To keep with the Report 3% was required.
2. **Landscaping Services** - three estimates were review to determine whether or not to change landscaping and snow removal services. The existing company J&M was consider with two new estimates.
 - a. Unanimous agreement of the Board with a new service provider. The new provider will mow the front and back opened yards. They will do seeding, fertilizing, mulching, and edging. They will also focus on improving our community areas and put flowers at the entrance to the neighborhood. With no impact on cost to the members.
 - b. Snow Removal - will be base on an hourly rate. It was considered the best option by all Board members.
3. **Management Company** – Two proposals were provided. The Board agreed it would be best to get a third proposal for consideration. A decision would be made at the next meeting. Current proposal included current provider (GHA) and one new contract.
4. **ARB Fines & Liens** - Jim Hales proposed we go to GHA and zero out all ARB charges since 2011, to include refunds through 2011-2013.
 - a. Esperanza Rey explained that while there was a law addressing the issue of not applying fees unless stated in the Governing docs, it was not yet published. It was not a requirement to refund all the fees back to 2011. We would address all open cases and remove fees or provide credit where applicable.
 - b. Esperanza Rey suggested addressing all opened ARB fines with GHA. We would not address them with the Attorney to avoid any legal fees.
 - c. James Hales made the motion address all ARB fines. Brenda second the motion. Voting – James Hales in favor with four votes against.
5. **ARB Members** - Members will be Brenda Koch and Martin Mould. Need for a third member in accordance to the Governing docs. We would look for a third member there were 2 people to consider.
6. **Kenwood Website** – Will to be moved to WordPress template allowing greater formatting functionality for the Kenwood Website. Need to consider the needs of the



community to determine functionality. Irfan Malik and Esperanza Rey to determine and address the issue with the board.

7. **Opened Invoices For Approval** – several invoices were still open from the previous board
 - a. The Board approved for GHA to initiate the payment of legal fees incurred in September by the previous Board regarding the intent from member of removal of Board.
 - b. The invoice for the paving and sealant performed in 2013 was approved for payment by the new Board.
8. **Solar Light** - Irfan Malik and Brenda Koch to look at and make a selection of lighting for the mailbox and also investigate as to the cost of solar post lights. The Board will then decide which would be the most efficient use of additional lighting. Some residents lighting in the community.
9. **“Annual Meeting 2011 Draft”** - The Board approved to upload the original and vote on it at the next Annual Meeting as official. The current 2011 minutes was not what the members had decided at the time, based on the original minutes provided by Gloria Nelson Secretary at the time. This decision by the members was deleted in the final version of the Annual Minutes for 2011. Deleted section *“All decks/fences/doors, etc., are approved as is.. grandfathered.”* Thus, from this day forward only “new” decks, fences, doors, structures, etc. will need to be ARB approved beforehand.