

**Kenwood Townes HOA
Board Meeting
December 19, 2012
Home of Haroon Wassel, 6357 Regal Oak Drive
6:30 pm**

Minutes

1. Roll call to establish a quorum – **Haroon Wassel, Ric Katnik, Claudia Hamblin-Katnik, Esperanza Rey, Robin Perrin, Donna Settles**

Old Business

2. Approve minutes from the last meeting (November 4, 2012)
 - a. Esperanza motion and Robin seconded to approve. Approved unanimously without change. (Note that this actually occurred after the fifth board member was elected and after election of officers.)
3. Election of fifth Board Member
 - a. Before nominations occurred Esperanza suggested that 3 board members were sufficient. Less people, less conflict. Claudia suggested that the more people the more ideas, and that we already had 4 people on the board. Claudia nominated Robin, Ric seconded. Esperanza nominated Brenda Koch, no second. Call for a vote – 3 in favor, 1 nay. Robin was elected the 5th member of the board.
4. Election of officers
 - a. Claudia suggested that she wanted to be President, Robin seconded. 2 abstentions and 3 in favor. Claudia is the new president. Neither Robin nor Esperanza wanted to be secretary. Ric suggested that he would do the secretarial duties. Then Esperanza stated that she would be secretary for awhile. All voted in favor of this (I don't think there was an actual second here).
5. Board Hearing for Esperanza Rey, 8361 Regal Oak Court
 - a. Esperanza has until June 1, 2013 to correct all discrepancies. After such time fines of \$10/day will be levied – no grace.
6. Outstanding ARB Violations - disposition of those cases that have outstanding violations but did not request a Board Hearing
 - a. Ric motioned that \$10/unit regardless of the number of infractions included in the letter, starting the day we send the certified letters. Robin seconded. All in favor (Esperanza had left by this time).
7. Updates on notification of budget/notification changes
 - a. We decided to put the letter and budget on the web site
8. Any other old business

New Business

9. Tree Removal from Common Area behind Millwood

- a. Haroon says that he got an estimate that was greater than the SavATree estimate. SaveATree's estimate was \$ 2,114. Robin was going to get with her person to provide an estimate given the scope that Claudia Developed. The thought is that Claudia will circulate the two estimates (SaveATree and Robin's guy and we will determine by email which is the best to go with.

10. Koger Bankruptcy notification – this is informational.

11. Review – solicit a commitment letter Claudia brings up the thought that we had committed to this at the Annual Meeting. Robin seconds and all are in favor. Ric to follow through.

12. Any other new business None

Adjournment Claudia motions and Ric seconds for adjournment – all agree.