

Minutes for the Board of Directors Meeting, Monday, May 21, 2012

The meeting was called to order at 7:18pm, at 8360 Millwood Dr.

Board Members present: Claudia Hamblin-Katnik, President; Ric Katnik, Treasurer; and Gilberto Garcia.

Others in attendance: Donna Settles, ARB; Floyd McKinney, ARB, Ronel Clanor, homeowner.

Old Business:

1. Approve minutes from 1/17, 2/27, and 4/23 Board Meetings. No action taken. Secretary was not present and the minutes were not available for approval. Action: Secretary
2. Update on Fire Lane signs. Ric Katnik stated that he had been successful in freeing the bolts holding the signs, and therefore would order the replacement signs (previously approved) this week. Action: Ric Katnik
3. Estimates for Wall and Fence (railing) Repair. The President provided all present with a spreadsheet comparing the attributes of the four estimates obtained. After discussion on the relative merits of the proposals, Ric Katnik made a motion that the Mottern proposal be accepted, and was passed unanimously. Action: Claudia Hamblin-Katnik
4. Update on ARB letters. The ARB is going to be conducting the spring inspection of the neighborhood this week, and Ric Katnik suggested that those homeowners that still have not remedied the violations cited after last fall's inspection be sent "Notification of Opportunity for Hearing" letters at the same time as "Violation" letters for new offenses are sent out. Action: ARB
5. Drainage updates. It was determined by the President that the drainage issue above the wall behind the homes on the north side of Regal Oak Drive was on the Association's property and not that of Wells Fargo Bank. The President and Treasurer had surveyed the situation this past weekend and suggested that a diverting obstacle be installed (either sandbags or timbers) as well as deepening the channel to see if the flow could be diverted back into the major swale. Action: Ric Katnik and Floyd McKinney
6. Estimates on asphalt repairs/restriping. Before the estimates were considered Ric Katnik suggested that we stick to the 2011 Reserve Analysis timetable, which calls for the work to be done in 2013. His reasoning was that the survey that was the basis of the analysis was done fairly recently (November, 2010), and he felt it was unlikely that conditions had changed so much in the interim that the 2013 schedule was no longer valid. Others commented on their assessment of the pavement's condition. After discussion Gilberto Garcia made a motion to stick to the Reserve Analysis timetable and defer action until next year. The motion passed unanimously. Action: none
7. Insurance cost increases. The President briefed the Board on the approximate 25% increase in the premium for our coverage. She related that Robin Perrin had obtained a quote from another company that would provide the equivalent coverage for less. Gilberto Garcia made a motion that the President could change the coverage to another

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company provided the coverage was the same and the premium was less. The motion passed unanimously. Action: Claudia Hamblin-Katnik

8. Update on Millwood Estates Roadway Extension fees (assessment). The President briefed the Board on her findings after reviewing the County documents concerning the two subdivisions. Not only do we have the Extension Agreement, but there was a proffer made to the County which requires Millwood Estates to provide the road and requires Kenwood to pay for its maintenance. Although the proffer does not specify a dollar amount, the Extension Agreement does. The President is going to continue to attempt to discuss what we feel is an excessive assessment relative to the amount of maintenance required and actually accomplished with the Millwood Estates HOA. Action: Claudia Hamblin-Katnik

New Business

1. Ronel Clanor discussed the drainage issue with her lot and wanted to know if she could make improvements in the common area adjacent to her lot in order to remediate the problem. She was told by the Board and ARB members, that she must submit her contractor's proposed scope of work to the Board; but that approval was likely if its effect on the common area and other lots was neutral.

2. Floyd McKinney expressed concern that we had not published guidelines for staining decks and fences. Ric Katnik stated that the Board had previously approved a policy on stain (as well as antennas), and he was remiss in not getting it posted on the Association's website. It was suggested that we give the policy to GHA as well as mail it out with the results of the spring inspection. Action: ARB.

The President told the non-director homeowners that we were going into executive session to discuss assessment delinquencies. We thanked those in attendance for their interest and support, and bid them good evening.

The meeting was adjourned at approximately 8:30.

Submitted by Ric Katnik, Treasurer and acting Secretary

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