

**Kenwood Townes HOA  
Board Meeting Minutes  
24 April 2013  
Home of Katnik's, 8360 Millwood Drive  
6:30 – 9:00 pm**

**Agenda**

Esperanza Rey, Robin Perrin, Claudia Katnik, Ric Katnik, Haroon Wassel  
Others: Brenda Kock, Ms. Kim

1. Roll call to establish a quorum

The Board members with Brenda Koch (ARB member) and Ms. Kim went into executive session to discuss financial information (ARB member was there to provide violation information). Ms. Kim left after her case was heard. At the conclusion of the executive session the meeting continued.

**Old Business**

2. Approve minutes from the last meeting (March 21, 2013) – Claudia moved and Esperanza seconded - all approved
3. Review and taxes – contractor hired, extension procured, work not yet completed
4. Scope and estimates for asphalt sealing
  - a. Amend to restripe Regal Oak Court – the association is in violation of the approved fire lane plan
  - b. Several signs missing and many are faded. These discrepancies need to be remedied in order to satisfy the fire marshal
    - i. Robin Perrin find someone to install the required signs
  - c. Neighborhood notification – Brenda and Donna to notify the neighborhood of the date and time for the asphalt sealing
  - d. Haroon to determine if we can use the shopping center (across Rolling Road) for temporary parking.
  - e. The group discussed the various bids. Claudia moved and Robin seconded that we would go with Collegiate as they had a more appropriate estimate for the work required– all in favor
  - f. Ric will help with the contractor management and the work should be done on a Tuesday and Wednesday to avoid conflict with Trash pickup.
5. Enforcement Policy – reviewed the administrative changes to this policy
  - a. Ric moves to approve, Robin seconds, all in favor (all to sign)
6. Parking Policy
  - a. Commercial vehicle policy – define policy defining commercial and bring before the board
  - b. How long and under what conditions – provide possible policy to the board
  - c. No one willing to address this issue – Esperanza recommends the interested parties should come-up with a policy (no decision made)
  - d. Ric suggests that given the inability to come up with a consensus we not talk about this anymore.
7. Landscape issues – evergreen tree died and other tree is fine

- a. There is a dead evergreen, but there is a deciduous tree growing in it's place. The property was purchased under these conditions. The dead tree is not a danger and the deciduous one will soon screen the property. Decision is to leave the issue alone.
- 8. Any other old business? – no other old business and move to new business

### **New Business**

- 9. Fire lane signs and encroachment parking on Regal Oak Ct. – Ric met with the Fire-lane Inspector who asked to correct the violation or be fined
  - a. Got a notice of replacing the signs – need 4 signs 2 post
  - b. Correct the Regal Oak Ct. parking from vertical to horizontal
- 10. Any other new business
  - a. Haroon pointed out that the playground is old and suggested to remodel – Haroon to research the requirements and provide a report to board for consideration.
    - i. Haroon to check with the Costco's to determine if equipment is commercial grade
    - ii. Haroon to check with county to determine if equipment can be incorporated in existing space
    - iii. Board to check Reserves study to determine if time is met to replace or upgrade the equipment – can the association afford to add new equipment
      - 1. Esperanza pointed out that the Reserve study will address adding new equipment
- 11. Ric brought up the fact that our books are carrying several account that will never be able to be collected – some due to people moving away and not paying their dues and some dues lost through foreclosures. He requested that we write off these accounts. Ric motioned and Robin seconded that we write off these accounts as bad/uncollectible debts, recognizing that we really don't have and won't get that money, and adjust the Accounts Receivable accordingly. All in favor.

### **Adjournment**

Claudia motion to adjourn, Robin second  
3<sup>rd</sup> Tues in July next meeting.