

**Kenwood Townes HOA
Board Meeting
September 24, 2012
8360 Millwood Drive, 7:00 pm**

Minutes

A quorum was not immediately reached so there was a discussion of the ARB activities with in the HOA for the first 20 minutes of the meeting. 16 notices of hearing were delivered. 2 homeowners asked for a hearing. both were busy on the set meeting date. Other arrangements will have to be made. Next steps were determined to be: for those who have not responded and not done anything then we should begin the fines. Motion was made by Ric (quorum determined at this point) and seconded by Gilberto – unanimous vote.

Requested BOARD HEARING for ARB violations
Esperanza Rey – 8361 Regal Oak Court

The Board Hearing was not held because the applicant could not make it to the meeting,.

Old Business:

1. Approve Minutes from 4/23/12 and 2/27 Board Meeting. Claudia provided minutes for 1/17/12. Approval of minutes of the 5/21/12 Board Meeting

Minutes to 4/23/12 were approved through a motion to approve by Gilberto, seconded by Ric and a unanimous vote. Minutes of 2/27 were not provided by the secretary so no vote was taken. Minutes of 1/17/12 were approved with amendments provided unanimously. Claudia moved and Ric seconded approval of the 5/21/12 Board minutes.

2. Annual Meeting Update
 - a. Oct. 14, 2012, 6362 Regal Oak Court (Brenda's house), 3:00 pm
 - b. Method of advertising
 - i. advertising at mailboxes 2 weeks before the event
 - ii. GHA correction, point people to website

3. Tree Removal Update

This was attempted to be approved through email. The vendors bids were sent out to the members. Gilberto and Claudia approved. Ric questioned if we had enough funds (not a positive vote) and Gloria said she would vote approval if the tree behind Floyd's house was included in the bid. This tree was not known to the scope committee when the bid was generated. So nothing progressed on the bid as originally submitted. The vendor was contacted but had not responded by the Board meeting. The Board authorized the expense of \$250 for the removal of this tree (an addition to the previously submitted bid.)

4. Other

New Business:

1. Financial Update and proposed 2013 budget Ric will provide a budget with a 5 and a 10 % increase for the membership review.
2. Homeowner Complaint Policy – Motion made by Claudia and seconded by Gilberto after discussion to approve policy. Unanimous vote.
3. Rat Complaints – Claudia mentioned the complaints were for rats in the neighborhood. She suggested that the homeowner put out rat traps on his property. She also investigated the housekeeping practices of the units across Rolling Road to see if the rats might be coming from that area. The dumpsters did not have rubbish lying out side them, no mess outside the dumpsters so the area looked fairly clean. No source of the rats was determined.
4. Request for an additional speed bump on Regal Oak Drive Brenda volunteered to solicit three price quotes for a speed bump on Regal Oak Dr.
5. Other