

Kenwood Townes 2009 Annual Meeting

6362 Regal Oak Drive

Thursday, November 12, 2009, 7:00 pm

1. Welcome and Introductions

2. Accomplishments since October 2008

A) New Contracts – both have been renegotiated to reduce costs - landscaping, snow removal and garbage.

B) New Entry Sign – the previous sign (2) were cracked and one fell off the signpost. They were replaced in September.

C) Curb and Right of Way painting – this was listed in error. The painting was completed in 2007.

D) Landscaping – activities have included removal of one downed tree that was encroaching into Millwood, and removal of a couple of dead evergreens.

C) Formation of the Architectural Review Board (ARB) – Ric Katnik, Donna Settles, and Floyd McKinney are the new ARB. Purpose of the ARB is to monitor compliance with the Covenants. A discussion was held about the fact that the covenants provide guidance as to what the members should do but there is no real way to enforce compliance. We will design resolutions to provide a process and then another resolution to set up fines for non-compliance. These will be presented at a HOA meeting (not just a Board meeting) for all to vote on. Ric Katnik will provide HOA resolutions from another HOA to use as guidance.

3. Plans for the future

A) 2010: A 10% increase in HOA dues (approved in 2007) These are necessary to bring the reserve fund up to what it is supposed to be.

B) Budget plan and reserve expenses. By law we are required to complete a reserve study every 5 years. It has been 7 years (2002) since ours was completed. Thus, a reserve study will be commissioned and future dues will use this as a guide. Another matter that came up during this discussion was the fact that GHA only sends out notices that tell the homeowner what the dues are, not

whether you are up to date on your payments. This is due to the fact that the bylaws do not cover actions to be taken if a homeowner is late with their payment. Presently, when a home is sold, the Board needs to research on their own to see if there are HOA fees due. The group decided that there needed to be a resolution stating, first that we can take action against homeowners who are late with their HOA dues and second, what the penalties should be. Gilberto was tasked to check to be sure that disclosure packets and past due HOA fees are being collected.

C) Additional expenditures we might suggest – While not an expenditure, it was discussed that GHA's contract was up for renewal. Gilberto will look into other property management agencies to see if GHA's fees and activities are comparable to others and how much it might add to fees to have more accounting activities rather than just reporting activities by the property management team.

D) Resolutions to provide incentives to follow the covenants – this was actually covered earlier in the meeting.

4. Issues/ideas from members

a) The idea of a website was proposed to aide members in following the covenants. For instance, Donna Settles has narrowed down the outside colors of McCormick paint that are acceptable for our units and that the Covenants and the HOA Handbook could be posted on the website. The Board will be looking to set up a website in the Spring.

b) Concern was voiced that Michael and Sons completed some work in front of 6353 Regal Oak which appears to be on HOA property (sidewalk). It was thought that the Board should be notified in advance of any work in the sidewalk or right of way. Gilberto will call and get their insurance certificate.

c) Brenda mentioned that she needed expenses from Board members if they had any.

d) There was concern that the area near Keene Mill to the west of the bank was very dark and was a place for people to

congregate, drink, play loud music, etc. Gilberto will discuss with the bank the possibility of putting in a light over there. Perhaps this could be added to the reserve study. Gilberto will also draft a letter to the police re: disturbances at night requesting regular sweeps through the neighborhood late at night – particularly during the warmer months.

- e) Gilberto would like to provide awards for the best holiday decorations and then another award in the spring for the best yard.
- f) Attached is the Audit review of 2008 expenses.