



MINUTES

KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

March 18, 2010

Kensington Clubhouse

PRESENT:

Directors-	Bill Lutz	President
	Denis O'Brien	Vice President
	Robert Reilly	Vice President
	Glenn Wise	Treasurer
	Bud McMullin	Director
	Lois Lewis	Director
	Jolene Mirena	Secretary
	Buck Evans	Director
	Lois Ricci	Director
Security-	Adoni Kokkinos, Vice President KENT SECURITY	
Attorney	Joe McMackin BOND SHOENECK & KING	
Manager-	William Newell NEWELL PROPERTY MANAGEMENT	

President Bill Lutz called the meeting to order at 3:00 pm and declared that a quorum of the Board was present. Notice of this meeting was posted on the property.

Mr O'Brien made a motion to waive the reading of and approve the minutes of the Board Meeting of February 18, 2010. The motion was seconded by Ms Lewis, and passed unanimously.

Mr McMullin made a motion to waive the reading of and approve the minutes of the Board Meeting of March 8, 2010. The motion was seconded by Ms Lewis, and passed unanimously.

Mr Lutz introduced the new members of the Board – Ms Mirena, Mr Evans, and Mr Reilly. He also introduced Mr McMackin, the attorney acting for the association.

Mr Lutz gave an overview of the Special Assessment for the modification of certain lake homeowners' properties in Kensington Gardens. These modifications were necessary to prevent future damage of the bulkheads which had recently been repaired. He stated that he felt that every possible effort had been made to clarify the situation to those certain homeowners, but that a few of them had requested to come to this meeting and discuss the matter. That was the reason for Mr McMackin's attendance. Mr Lutz further suggested setting up a meeting to brief the new Board Members on the situation.

At 3:10 certain lake homeowners from the group mentioned above, came to the meeting. Mr Rosicki stated that he would represent those owners at this meeting, and he read a statement outlining their position.

Mr Lutz agreed that there should be a further meeting scheduled with representatives of those Kensington Gardens owners interested in the matter. At that meeting it was hoped that a final understanding would be reached between KPMA and the homeowners who were special assessed.

The question arose as to whether the bulkhead repairs were a band-aid remedy or a long-term solution. Mr Lutz stated that the repairs were indeed intended to be long-term, but that the discussion should remain on track.

The Kensington Gardens homeowners then left the meeting, and Mr McMackin proceeded to explain the elements of the dispute to the Board members present. He stated that his opinion had not changed from his original opinion – that is, that the Board acted legally and properly in declaring a special assessment of those certain homeowners whose property had been altered to minimize erosion problems which would likely eventually lead to more damage of the bulkheads.

Committees were stated as follows – Access & Patrol would remain Mr McMullin, Lois Ricci, and Mr Hinding. Landscape would remain Mr O'Brien, Ms Lewis, Ms Adams, Ms Eschauzier, and Mr Gass. The Infrastructure committee would be proposed by Mr Reilly at a later date. He was replacing Mr Dyer as chairman.

Access & Patrol Committee Report (Bud McMullin)

Mr McMullin reported on the past month's incident reports (attached).

He stated that some parking problems remained unresolved, but were being worked on. Vendors had been better about placing cones beside their vehicles, and instructions regarding these cones and parking rules were now being handed out by the officers at the gates.

There seemed to be speeding in the neighborhood during the hours that the rovers were not patrolling (between 9:00 am and 1:00 pm). He was working with Kent Security to try to solve this problem.

There was discussion about a Realtor leaving a homeowner's property open and unlocked. It would be determined which Realtor was responsible for this. Mr Evans had locked up the house himself when he discovered this.

Emergency protocol was being worked out so that the officers on duty would understand the emergency equipment available at the gate house and be able to use it in an emergency. Locations of defibrillators was discussed.

Landscape Committee Report (Denis O'Brien)

Mr O'Brien explained that the members of his committee were: Kathy Adams, Jan Eschauzier, Lois Lewis, and Chuck Gass.

Mr O'Brien explained the need for refurbishment of plantings at the Eatonwood gate. Mr O'Brien made a motion to replace the Cassia trees with Hong Kong Orchid trees and install other new plantings, at a cost of approximately \$9,000.00. This motion was seconded by Mr Evans, and passed unanimously.

Mr O'Brien made a motion to expend approximately \$7,028.00 to upgrade 22 small areas on the east side of Kensington. This motion was seconded by Mr McMullin, and passed unanimously.

Mr O'Brien stated that his committee continued to monitor the damage caused by the recent cold spell. The Ixoras may not recover. The Crotons had already been removed because they were severely damaged.

He stated that Ficus whitefly was still a problem. Mr O'Brien made a motion to expend approximately \$3,750.00 to have a root drench systemic applied to all Ficus in Kensington. This motion was seconded by Ms Mirena, and passed unanimously.

Treasurer's Report – Mr Wise

Mr Wise reported on the financial condition of KPMA and he stated that the position was very good at the present time. He stated that one owner was overdue, and had been given until March 31, 2010 to bring his account current, or the matter would be turned over to the association attorney for collection. Mr Newell was to communicate this to the owner. Another owner who was several quarters delinquent and had refused to pay, was already in the hands of the attorney and that foreclosure actions would start soon.

Architectural Report – Ms Mirena

Mr Mirena requested a homeowner's roster by address – Mr Newell said that he would have one prepared and forwarded to her.

Mr Newell reported that The Hamlet had committed to having their roofs cleaned in April 2010.

Pooping and Scooping was discussed. Ms Mirena briefed the Board on waste collection stations currently installed at Wilshire Lakes, but no decision was made.

Infrastructure Report – Mr Reilly.

Mr Reilly stated that he was reviewing all of the details and concerns of his committee passed through to him by Mr Dyer who was the previous committee chair. He would specifically look into the Wellington Lake problem reported by some of the homeowners in that community.

It was mentioned that the cleanup of the preserve areas continued, but they had been frustrated by recent rains.

There being no further business to discuss, the meeting was adjourned at 4:55 pm.

Respectfully submitted by

William Newell

William Newell
Newell Property Management Corporation

[0318.ken/April 2, 2010]