



MINUTES

KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

July 15, 2010

Kensington Clubhouse

PRESENT:

Directors-	Bill Lutz	President	
	Denis O'Brien	1 st Vice President	(by SpeakerPhone)
	Bud McMullin	Director	(by SpeakerPhone)
	Lois Lewis	Director	(by SpeakerPhone)
	Jolene Mirena	Secretary	
	Robert Reilly	2 nd Vice President	(by SpeakerPhone)
	Glenn Wise	Treasurer	(by SpeakerPhone)
	Lois Ricci	Director	(by SpeakerPhone)

Security-

Adoni Kokkinos, Vice President
KENT SECURITY

Owners - none

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 June 17, 2010. The motion was seconded by Ms Lewis, and passed unanimously.

Access & Patrol Committee Report (Bud McMullin & Lois Ricci)

Mr McMullin reported on the past month's incident reports. It was a mostly uneventful month. He reported that overnight driveway parking violations continued with three major homeowners constituting the bulk of the offenses during June, and that the fining process of three warning letters before fining was continuing.

He stated that the committee was investigating the virtual guard log and the guess pass log to see if some paper work could be eliminated or streamlined for the gate officers.

Administrator's Report – Mr Newell

Mr Newell stated that the sidewalk repair project was complete, and that all known tripping hazards had been corrected. Mr Reilly authorized that the bill be paid to the contractor.

Mr Newell stated that the repair to the clogged storm drain at Lancaster 3 should be complete by next week. The project had been delayed by an equipment failure, but that the equipment was now again operational.

Mr Newell asked the Board members if the holiday decorations should again be installed by Brimmers Holiday Lighting. The Board Members all agreed that the decorations were well done last year, and were within budget, and therefore management was authorized to sign the contract with Brimmer's and allow that contractor to meet with Bay Electric to ensure that there was sufficient power for the decorations in advance of the installation.

Infrastructure Report – Mr Reilly

Mr Reilly along with Mr Lutz explained the progress with the clearing of the preserve area behind Westchester. Much work had already been done on this project, and Johnson Engineering had additionally supplied a letter of intent for this project, and the County appeared to be satisfied with the outcome.

The Wellington lakes were discussed – Mr Newell suggested a report from an engineer (perhaps Johnson Engineering) to determine the problems with the lakes at Wellington, and to propose possible solutions. The Board discussed this, and decided that the first step should be to obtain a report from the current lake management contractor (Sunshine Aquatics), and then proceed from there.

Landscape Committee Report (Denis O'Brien)

Mr O'Brien was having difficulty with his phone connection, and therefore suggested that the details of his report had already been sent to the Board and Management, and that they could review it at their convenience.

Architectural Control Committee (Jolene Mireнна)

Ms Mireнна stated that there were several infractions involving roof cleaning, basketball hoops, dead trees, etc. These were all being dealt with by letters on a similar basis to the Access & Patrol Committee's regime.

Mr Lutz reported that the Kensington Park Master Association had been served with a complaint from several of the special-assessed homeowners (Dunleavy, Lowell, Ledford, Korowicki, Bresnahan, Furanna, Zak, Fischer, Natapow, Rosicki, Austin, and Boyer) in Kensington Gardens, through an attorney. The association's Directors and Officers Insurance policy carrier, as well as the Liability Insurance policy carrier have both been notified of this situation, and an attorney has been appointed to answer the complaint. He reminded all present that client-attorney privilege was in force regarding this matter, and that it should not be discussed with any members in the community until resolved.

There being no further business to discuss, the meeting was adjourned at 4:35 pm.

Respectfully submitted by

William Newell

William Newell
Newell Property Management Corporation

[xxxx.ken/August 20, 2010]