

**KHOA Board Meeting – September 9, 2007**  
**Annual Meeting Open to All Kensington Residents**

In attendance: Bob Straus (President), Chris Hatfield (Vice-President), Steve Merritt (Secretary), Rebecca Sellman (Treasurer), Ben Poepelman (Landscape), approximately 15 Kensington residents

- The Annual KHOA Board Meeting convened in the Kensington Park shelter at 4:00 P.M.
- President Bob Straus welcomed those that attended the meeting.
- Members of the board introduced themselves.
- A question & answer session was held:
  - Several residents of Essex CT raised issues with the condition of one of the yards on their street. A letter will be sent to the occupants and the owner of the property requesting that they better tend the lot. At the mention of some additional issues, President Straus pointed out that the Troy Police Department should be contacted for items in violation of City of Troy ordinances. Those issues are beyond the board's authority.
  - A “No Outlet” sign was discussed for Essex CT. The City will be contacted to see about having one installed.
  - The condition of the creek was addressed at length. Suggestions about drainage, weed control, dredging, and installation of rock bed liner were entertained and discussed. Board feedback included sharing of lack of response/support from the City Engineer. We have repeatedly asked for topology charts of Kensington to no avail. The board will also check with Miami Co. for charts. Residents were assured that the board is doing all that it can to pursue a solution to the creek problems. If members of the community have skills in water control, excavation, or a vital interest in pursuing solutions to the creek issue, the board encourages them to step forward and get involved.
  - It was noted that fences, bridges (other than the concrete footbridge to the park), and any other structures should not be placed in or over the creek. The creek may flood at times and these type objects impede water flow and may be carried downstream blocking the bridge culverts.
  - The pump/fountain has been re-installed in the pond. The timing of operation has been disrupted and will be reset. Treatment of the pond for algae is being performed by Lake Doctors. The high level of algae this year is due to the lack of rain. Normal rainfall acts as a cleanser for the pond and keeps algae formation down.
  - Dogs from the neighborhood have been seen running loose. Some are jumping “invisible fences” and frightening people. City of Troy ordinance prohibits dogs and cats from running free in the city.
  - Several foxes and raccoons have been seen in yards and trash cans. The board will investigate some type of animal control.
- President Bob Straus thanked those residents who came and participated and the open session was adjourned.

The board then held the September regular meeting:

- Due to lack of participation in the planning, the Fall Festival and Halloween event have been canceled.
- Quotes will be sought from excavation companies to address creek drainage and pond erosion.
- The lawyer for the Association has been contacted to send letters to those delinquent in paying the annual fee.
- Budget
  - We have taken in \$20,008.44 in fees for 2007 (some misc. for 2005)
  - Our expenses ytd totaled \$7,452.05
  - CD \$10,000
  - Current checkbook balance is \$37,104.11
  - Current CD balance is \$30,622.30
  - Total cash is \$67,726.41
- Quotes will be sought from landscaping companies for mowing, trimming, and mulching costs for 2008.
- Next meeting will be held on Monday, October 15, 2007 meeting at the home of Bob Straus.

Respectfully submitted,  
Steve Merritt, Secretary