

**Kensington Home Owners Association Meeting Minutes
October 12, 2008**

Board Members:

Ben Poeppelman (President)
Brent Bowman (Vice President)
Steve Merritt (Treasurer)
Tom Miller (Landscaping)
Chris Hatfield (Secretary)

Community Attendees:

Debbie Zuhl
Sally Bowman
Cathy York
Sandy Jarrett
Jerry Gambrell
Ken Bowser
Carry & Jeff Hubbard
Liz Tkach
Phyllis Milton
Lisa Rutschilling
Adam Sabastian
Rod Hert
Pat Hirth

Meeting Topics:

Financial Report

- Outstanding dues will be addressed and reminder notices will be sent out
- Kensington Home Owners Association financial status
Current Checkbook Balance: \$51,609.94

Creek and Pond

- Ben Poeppelman reviewed the status of the Kensington Creek and Pond project that has been on the project list of the KHOA for the past three years.
 - A new water run for the creek will extend from CR-55 to the pond.
 - The park bridge will not have to be replaced.
 - Stone and rug mat will be put down in the pond.
 - Excess stream control rock will also be put into the pond.
 - All areas disturbed by the construction will be reseeded.
 - Should be done with the concrete water run by Tuesday.
 - Ben spoke with Edgewater and they are helping to keep silt from stream.
 - Kensington North is not under KHOA, so KHOA is footing repair bills.
 - No attempt to recoup money from Kensington North will be made.

Additional Questions and Concerns

- Water overflowing the park bridge ***IS DANGEROUS***. Parents are asked to keep children off the bridge during swollen water periods.
- Please do not let children throw stones at ducks or into the pond. Also, please let them know that some practices are not safe nor productive.

- Children should be asked to stay away from all construction equipment.
- Cats running loose in the plat and park area are a concern. The City of Troy governs animal control and can be notified.
- Replacement of the wood chips surrounding park equipment with rubber is the responsibility of the City of Troy.

Landscaping

- Tom said that planting flowers in backyards is permitted by the KHOA Articles.

Community Activities

- The Kensington Carnival is still a community event the KHOA would like to have. Attractions would include games, food, amusements, etc. and volunteers are asked to contact a KHOA board member.
- A Movie Night in the park is also being considered for community interaction.

Chris Hatfield
Secretary