

**Kensington Home Owners Association Meeting Minutes**  
**September 8, 2008**

**Meeting Attendees:**

**Board Members**

Ben Poepelman (President)  
Brent Bowman (Vice President)  
Steve Merritt (Treasurer)  
Chris Hatfield (Secretary)

**Guests**

Doug Swallow  
Russ Tkach

**Meeting Topics**

***Creek and Pond***

Proposal reviewed from ADC Concrete for corrective action to water flow problems with the pond and creek areas. Proposal cost is \$44,350.00. Currently, the KHOA board has approved this proposal and is awaiting approval from the City of Troy to proceed with this action. The final cost of the project may be increased due to survey requirements.

***Landscaping***

A shed was erected that had not been approved by the KHOA. All sheds must be approved by the KHOA prior to the build as directed by KHOA Covenants.

A deck extension has been approved.

***Financial Report***

New discussions are centering on the replacement of Lake Doctors for the care of the pond area. At the heart of the discussions are the charges concerning the service.

Approximately 50 homes still have not paid their 2008 KHOA dues. A second warning letter will be mailed to them.

Expenses for this year to date total: \$6,571.44  
As of September 8, 2008 KHOA checkbook balance is: \$42,065.58

**Community Activities**

A Bi-Annual KHOA meeting has been scheduled for November.

Ideas and volunteers are welcomed for community activity planning.

Chris Hatfield  
Secretary