

# **Kensington Home Owners Association Meeting Minutes**

## **June 7th, 2010**

### **Meeting Attendees**

Brent Bowman, Bill Timmerman, Tom Miller, Tonya Miller, Bob Althoff, Jim Steinman, Bill Stoltz, Mike Wright, Haydee Wright, Jerry Copeland and Rodd Hirt.

### **Meeting Topics**

Reviewed financial statement. There are 30 homeowners who have not paid the HOA fee. Another letter will be mailed. Late payments incur a \$25 additional fee. Lack of payment will result in a lien on the property.

Kensington Cookout (cont.) – Date is set for August 7<sup>th</sup>. Time will be defined soon and “Mark The Date” postcards will be mailed. An additional follow up letter will be mailed for RSVP. Bill Stoltz has offered to organize a cornhole tournament for adults. Tanya Miller has offered to investigate a company to provide small games, cotton candy, etc. “Thank you” to Bill and Tanya. A separate “Cookout” meeting will be held in the next few weeks to finalize additional details.

The waterway has been treated to try and reduce the moss growing in it. The low areas along the waterway will be filled and seeded once the ground hardens since a skid loader will be used for this.

It was decided that a Neighborhood Service Directory be created and posted on the KHOA website, but not mailed, and that a Resident Directory is not necessary. The Neighborhood Service Directory will allow KHOA members to easily find each other for available services. Bill Timmerman will create the Neighborhood Service Directory. If you have a service business (painting, lawn care, roofing, etc.) and would like it included in the directory, please email Bill at [billt@mwimprovement.com](mailto:billt@mwimprovement.com).

There was discussion about the pond and waterway. While some items are still not resolved, a few have been. The only people allowed to step foot on the area north (closest to Renwick) of the pond are the residents who own that property leading up to the pond. All rocks/stones leading up to and surrounding the pond are to be left alone. No one should step foot in the waterway or pond. It is a violation of the KHOA rules and the water is not suitable for this. Children generally don't think about these things. Please

discuss these items with your children especially if they are older and unsupervised. Children are throwing rocks into the pond, waterway and yards as well as playing and riding bikes in residents' yards. This must stop.

The board will investigate the property lines and city documents regarding fishing in the pond.

Signs will likely be erected in regards to motorized vehicles on the walkway, allowable fishing areas, private property, etc. The board has every intent of purchasing signs that are appealing and informative.

Additional rock will need to be purchased and placed around the pond where the black underlayment is visible. This is due, in part, to the rocks being thrown into the pond.

If you live around the pond and are paying flood insurance, please contact the board. It may be unnecessary.

It was suggested that a sign be erected at the entrance to Kensington off of Nashville Road.

Documents will be created and posted on the KHOA website to address some of the most common questions received by the board.

Next HOA Meeting to be held at the shelter in the park at 7:30 on July 19th.