

KENDALL HILLS BOARD MEETING

9/28/2009

IN ATTENDANCE: MARIO FLORES, NICK MCLAMB, JANET PECK, STEVE MACK, DAVID ROBBINS.

ABSENT: JASON FORTUNATO

Start time 7:05 PM

I. Approval of minutes from June22, 2009

A. Minutes approved by all board members that were present.

II. 2010 Budget Review

A. Budget Reviewed with David Robbins.

B. Budget approved with some minor changes as to amount of money allocated for each area.

III. Delinquencies

A. No further delinquent homeowner's dues except for house on Sarahwood which is in foreclosure. It was decided that this was not worth pursuing.

B. Fees for homeowner owing \$ 212.75 for attorney fees will be waived if homeowner pays 2010 yearly dues on time.

IV. Attorney Meeting

A. Need to identify and draft rules and regulations that complement and clarify items in covenants that are not clearly written.

B. Rules can be changed if new board members are voted in. Generally, this usually doesn't occur. In past instances in other communities, things were left as they were, and not usually changed by new incoming Board members.

- C. A suggestion was made that Architectural Committee write the rules, then Board amend rules and vote on them. Steve mentioned that the architectural committee prefers not to write rules but enforce those that are decided upon by the Board.
- D. Architectural committee requests that there be a list created which states clearly what their duties are.
- E. It was decided that we will deal with the 3 most urgent issues for now. We will reconvene in approx 30 days and discuss
 - 1. The duties of the architectural committee.
 - 2. Clearly define what will be allowed for RV storage.
 - 3. Since Phase I and Phase II have different covenants regulating what time of fence is allowed, we need to address how we can come to common ground on this issue and what is going to be allowed.

v. Legislative Changes

- A. House Bill 1387- Solar Collectors on Residential Properties has changed. House bill 1387 was signed into law on August 28, 2009 and becomes effective December 1, 2009.
- B. It was decided we would keep the covenant as written in the General Statute that states the law is unchanged as it pertains to existing communities. Solar collectors generally must be allowed on the rear of the house or in the backyard if only visible from select neighbors property.

vi. Annual Meeting

- A. January meeting to be announced... Preferably a Thursday so

all board members can be present.

VII. Common Pavilion / Play area

A. Some board members have reservations about putting up
a

Pavilion or play area. Liability, maintenance and location
were the main reasons given. Steve suggested we wait
until

In the future we can possibly acquire land behind the
development. This would possibly be a more suitable
location.

All were in agreement that it would be nice to make the
community more appealing but need to look at other
options.

VIII Other Issues

Home on Trevorwood with grass too high. David from
Grandchester Meadows is to address issue with owner.

Next Meeting: Oct. 26, 2009

Adjourned: 9:00 PM

