

# KENDALL HILLS BOARD MEETING

January 24, 2009

**Called to Order 9:10AM**

## **In attendance**

Steve Mack  
Mario Flores  
Nick Mc lamb  
Janet Peck

## **Absent**

Jason Fortunato

## **HRW**

HRW owes Kendall Hills HOA a credit for attorney fees and postage overcharges. David from Grandchester Meadows is checking into finances.

## **Grandchester Meadows**

David, the new manager from Grandchester Meadows knows of an attorney whose fees are more reasonable and we will use him if fees are better if any other issues come up in which legal assistance is needed.

## **Liability Insurance**

Looking into a company that can provide liability insurance at a better rate than we are now getting.

## **Delinquent Dues**

There are still some households with delinquent dues in neighborhood totaling @ \$2000. Need to resolve this. Need to figure out best route without costing community a lot of money.

## **Community Entrance**

New lights will be added at the entrance pillars. They will be energy efficient like the recently installed sign lights.

Need Mason to repair brick. Lime stains need to be removed from brick.

Entrance looked nice with wreaths at Christmas. Mario would like to see some lights next year to dress it up a bit. Need to see if we have an electrical outlet at the entrance.

Accident at Entrance- Grass may need replacing or sod put down in place. Willard getting copy of police report to check if insurance can pay for repair. Willard will continue taking care of entrance and common grounds.

## **Covenants regarding Outbuildings /Sheds**

It was brought up at homeowners meeting that some outbuildings are not in compliance with covenants.

Approval for some structures was given by previous HOA with documented approval. If so, those outbuildings can stay as long as they are maintained. But, if existing outbuildings start deteriorating and need to be replaced they must conform to the covenants that are in existence at the time.

### **Pig Pickin**

Joan was asking about the pig pickin' and how we are funding it this year. It was in agreement by all present that it would again be funded by the board. Each Board member will contribute @ \$100.00 or collectively up to \$500 total. It was discussed again about possible donations or charging a set price per family. Last year the Social Committee did not want to ask for donations after it was already decided by the board that they were funding it. The Board will have to revisit other options for next year's event. For now it will remain the same as last year's event.

### **Water Shed**

Aqua Water needs to be notified that water shed building is in disrepair and needs fixing. Steve aware and will place it back on his agenda to notify them.

### **Officers Elected**

President- Steve Mack

Vice President- Mario Flores

Secretary- Janet Peck

Treasurer- Nick McLamb

Director at Large- Jason Fortunato

### **Future Board Meeting Dates:**

March 23, 2009

June 22, 2009

September 21, 2009

December 7, 2009

**Meeting Adjourned 10:55AM**