

KENDALL HILLS HOA MEETING

JUNE 22, 2009 @ 7:15 PM

IN ATTENDANCE: STEVE MACK, MARIO FLORES, JASON FORTUNATO, NICK MCLAMB, JANET PECK, DAVID ROBBINS, KALYN BYNUM

I. Minute Approval March 28,2009 and May 27, 2009

- A. Minutes Approved by all board members

II. HRW funds still owed and Attorney fees

- A. HRW still owes Kendall Hills HOA \$500.00
- B. Discussed pro's and Con's to pursuing recovery of money
- C. Motion made by Jason Fortunato to let it go and not pursue because of expense to pursue would not be worth it. Mario 2nd the motion and the board made a unanimous decision to not pursue recovery of money from HRW.

III. Delinquencies and Attorney Fees

- A. Discussion of homeowner delinquent dues. One homeowner disputing fees HOW assessed on them for legal fees of \$212.75 Much discussion of how to resolve this issue. It was decided that Grandchester Meadows would write homeowner a letter requesting payment of fees and try to come to terms on how to best help homeowner repay this debt.
- B. Question was raised as to whether liens were lifted from homeowners who were delinquent but are now current with their dues. Board to check if they were lifted

IV. Violations and Grandchester Meadows Role

- A. Mobile Home parked behind rear property line but still visible from street.

Grandchester Meadows to handle violations. Need to clarify with attorney what is considered rear of home according to the covenants. Is it behind the house or behind rear of the back end of the home across to the property lines Homeowner was asked to move vehicle behind garage last year. Grandchester Meadows to speak with homeowner and try and come to resolution of problem. Since some covenants Article II 2.2 and Article V 5.2 are in conflict with each other and are not clear as to whether they apply to the same thing is in question. This needs clarification before problem can be resolved.

- B. Boat in driveway on Honeymoon Ct. Grandchester Meadows to address this violation.
- C. Home in foreclosure has potential buyer who wants to place a large camper trailer on property. Buyer has to be able follow covenants to be able to place trailer on property. Need to speak with potential buyer as to whether this is able to be done according to covenants or not.

V. Newsletter

- A. Steve said we did send out a newsletter in the past and need to resume it

VI. Common area ideas

- A. Discussion on placing a Pavillion and Play area on common ground on Kendall hills Rd. where picnic was held.
- B. Nick and Jason to come up with estimate of cost involved. This would be at users own Risk and rules and regulations will have to be made. Jason Fortunato requested a fence surround park since he lives aside the common ground and has a pool.

VII. Other Matters:

- A. Brush at entrance blocking view to entrance.
- B. Will talk with landscaper about trimming underbrush.

Meeting adjourned at 9:15