

# Kendall Hills HOA Meeting

March 28, 2009 1:00 PM

In Attendance: Steve Mack, Mario Flores, Jason

Absent: Nick McLamb

Meeting called to order at 1:15 PM

- **Review of 1/24/2009 Meeting Minutes**

Minutes Approved by 3 members as Janet arrived late

- **Discussion of Delinquencies**

Two homeowners have major delinquencies. Discussion ensued of how to pursue legal action. Amounts owed are approx. \$1000 and \$700. Discussion of what, if any, legal action should be taken. Agreement made to let Grandchester Meadows advise the Board. Steve heard from Kalyn that all dues are paid in full. Steve to investigate if that is true.

- **Liability Insurance**

Had a quote of @ \$1000 which seemed a bit high. Best quote is from Travelers

insurance so far, but checking if coverage is adequate. Granchester Meadows still checking into quotes.

- **Violations**

No violations other than that rental property which painted the deck blue and does not match the color of the house. Not sure if there is any verbiage in the covenants that relate to decks. Need to contact Renter in regard to this to see if he is even aware that it was painted blue and come to a resolution that way first.

- **Front Entrance**

Front entrance is looking excellent. Landscaper is doing a great job with landscaping. Damage caused by MVA is also repaired. Masonry Wall at entrance needs repair. Jason offered to take a look and do repair if he can. If

Jason can't do it, \$350.00 is budgeted.

- **Committee Membership**

Jason's neighbor had questions about how committee's are decided and when the community is notified of changing members. Discussed whether committee members can stay on committee from year to year. Also, we discussed whether or not the architectural committee should have 5 members since they are making decisions that affect the community and its members, and if we should have 5<sup>th</sup> member for a deciding vote. Steve felt that since it is hard to get community involvement to begin with, we should leave things as they are since it is voluntary, and the current members stepped up to the plate to be involved. Steve stated later in email after careful consideration and thought, he felt that new members should only replace people who no longer want to be a participant, and then those interested in participating can replace those leaving. This is still open for discussion when the entire Board can discuss this, and be involved in the decision.

- **Social Committee**

Discussion ensued about May Picnic on the Lawn (Pig Pickin'). Social

committee requested that Board not be involved in paying for the event this year. Fee per adult of \$5.00 to be charged and kids are free. Some Board members wanted to donate money as community members, rather than as Board members. It was felt that it should be out of the Boards hands so that people don't feel deterred from running for the Board in the future because they may feel obligated to have to make a contribution to the picnic, especially in the financial times that we are in now.

Meeting adjourned 2:30 PM

**Next meeting scheduled** : June 22, 2008

