

Kendall Hills BOD Meeting

February 22, 2010 7:05 PM

In attendance: ~~Jason Fortunato, Nick Mc Lamb , Janet Peck , Doug Bowman~~
Eric McKinney, and David Robbins

I. Approval of January 2010 Meeting Minutes

A. Minutes were approved by all board members as written.

II Delinquencies

A. No delinquencies to report at present other than home in foreclosure..

III. Grandchester Meadows Report

A. David Robbins reports that some community members are concerned that newly elected board members are going to make too many changes to the community

B. Board reassured David Robbins that the Board is not planning on implementing any drastic changes to the existing covenants or rules and regulations. The board plans on following present covenants and rules and make changes only if it seems necessary for clarification of existing covenants. It will assist the architectural committee if issues arise that cannot be resolved between the architectural committee and the homeowner

C. Concerns rose regarding storage of recreational vehicles in Community

D. Homeowner in question presented board with letter from HRW which stated that at the time he was willing to screen the storage of RV on property in a way that would be satisfying to homeowner and community members

IV. Front Entrance

A. Gold Inlay needs repair

B. Community member expressing concern over culvert deterioration at entrance. Is it the DOT responsibility or is it the communities.

C. It was recommended that if the Community member expressing concern would like to do the repair, he may present the board an estimate of the cost. The board would then take into consideration the necessity, urgency, and cost at a future

D.

meeting

Need to research when the DOT plans on upgrading Old Stage Rd. and if it is something they can look at repairing at that time if it is deemed to be their responsibility

E. Jason offered to clean lime deposits on pillars.

F. Need to discuss best way to handle repair of gold inlay on Kendall Hill sign at future meeting.

G. Shed at well pump and storage area needs painting and repair. Board to set up a day when maintenance of this area can be done as a community cleanup effort.

V. Entrance Lighting

A. Suggestion by Nick regarding installing additional low voltage landscape lighting at the main entrance. Need 2 additional outlets 1 on each side of the wall

B Board decided to move forward with the lighting plan. Nick volunteered to install lighting.

VI. Architectural Committee

A. Current board has 4 members which include Betty Mack, John Sullivan, Chris Duncan and Gary Clement

B. Suggestion was made by a new board member that the architectural committee should be represented by 5 members Community member Matt Fury volunteered to become a member of the committee. David Robbins to speak with Matt and then also speak with Betty Mack about adding an additional member to the committee.

VII. Recreation Committee

A. Recreation committee is in early stages for planning for the community picnic.

B. Recreation committee would like to take control of planning the picnic.

C. Still under debate as to whether to charge for picnic or not.

D. Discussed entertainment for this year's picnic. Line item is in budgeted for use by recreational committee if needed.

VIII. Other Business

A. Suggestion raised as to possibly changing date that homeowner's dues are due to a different month in year since our budget has a surplus at the beginning of this year. This is something that can be revisited once we know the expenses for this year. Then we can possibly be changed starting next January.

Meeting Adjourned: 8:40 PM

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nder the sub-topic.

Organization

Each piece of supporting information is listed separately.

The intro
duction states th
e main topic or i
dea of the outlin
e.

When supporting information is listed under a sub-topic, there are at least two pieces of information in the list. If there is only one piece of information to support a sub-topic, the information is included in the sub-topic.

The conclusion summarizes the main idea of the outline.

Format

Each para
graph in your pa
per has a sub-
topic.

For a sentence outline:

Each outline entry is a complete sentence with a period at the end of the sentence.

Each sub-
topic describes t
he main idea fo
r a paragraph.

For a topic outline:

Each outline entry is a phrase with no punctuation at the end of the phrase.

Spelling

Supportin
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All words are spelled correctly.

All typing errors are corrected.

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