

Kendall Hills Board of Director Meeting Minutes

Attendance: Jason Fortunato, Nick Mclamb, Janet Peck, Doug Bowman

July 28, 2010 @ 8:10 pm

I. Approval of February 22, 2010 minutes..

a) Motion to approve made by Jason Fortunato and 2nd by Doug Bowman. Minutes approved.

II. Delinquencies

a) Only one homeowner is delinquent on yearly assessment.

b) Discussion among board members ensued with the decision that homeowner must pay dues. If there is a financial hardship homeowner can discuss with board and arrange payment plan.

c) If homeowner remains delinquent than board authorizes David Robbins from Grandchester Meadows to place lien on homeowners property.

III. Yearly Assessments

a) Since there seems that we may have a surplus at the end of this budget year , the board is considering lowering assessments and possibly changing due date until March instead of January.

b) This matter will be up for further discussion at the November meeting when we can reevaluate cash flow and determine if this is feasible.

IV. Rules and Regulations

a) Fencing rules and regulations to change and read that no spacing will be greater than 4".

V. Architectural Committee

a) Chris Duncan volunteered to chair the Architectural Committee.

b) Fixed awnings need approval of architectural committee.

VI. Newsletter

a) Boats must be placed behind home and not be visible from the street.

b) Friendly reminder to children when playing, to be respectful of others property. Play only in the yards of neighbors that they know. Play in those areas where they have been given permission by homeowner to play. This is to ensure safety of everyone and show mutual respect to our neighbors.

VII. Common Areas

a) Discussion about maybe placing some benches in the common areas to make the neighborhood more appealing , and make good use of areas for our community members who enjoy walking the neighborhood and may like a place to rest.

IX. Front Entrance

a) Cost to install landscape lighting as discussed at previous meeting should not exceed \$300.00

Next Meeting : November 15th, time TBA.

Adjourned @ 9:25 PM