

## Kensington Place Home Owners Association

### Meeting Minutes

May 9, 2017

#### Present

Trustees: Mike Henson, Donna Stusek, Jeanne Watkins  
Omni Representative Debbie Wilson

#### Opening

The regular meeting of the Kensington Place Home Owners Association was called to order at 7:03 pm on May 9, 2017 at the Tri Township Fire Station 495 Sunbury Rd. Delaware, OH by Mike Henson. Jeanne Watkins seconded the motion.

- Jeanne Watkins announced that a recording of the meeting was being made for transcription purposes
- Mike Henson introduced Jeff Dixon from WOW. Supervisor Residential Solutions, Jeff.Dixon@wowinc.com phone 614-948-4651
- Jeff Dixon announced a completion date of June 12th for Kensington Place.

Trustee introduction Mike Henson, Donna Stusek, Jeanne Watkins  
Debbie Wilson, Omni Representative, contact if you did not receive yearly statement

Mike Henson did a year in review

- Dues remain the same for the year 2017
- Website [kensingtonplace.hoaspace.com](http://kensingtonplace.hoaspace.com) for official information on the home owner association.
- Facebook page is a casual community page.

Donna Stusek on the purpose Home Owners Association

- Care of Common Space; maintain and/or enhance member's property value
- Bylaws govern board and need rewritten, current bylaws date from 1996 and are under the name of Crossman Communities
- Board terms
- Officers for the board
- Entering Contracts

Mike Henson called for open discussion.

- Who are the officers of the current board? Currently there are no officers.
- How do we get a packet of information about rules and regulations?  
[https://caliber.omnihoa.com/CaliberWeb2\\_Omni](https://caliber.omnihoa.com/CaliberWeb2_Omni)
- What has the current board done over the past year? Board meeting in November to discuss solar panels in the community and lights at Ashburn entrance. We are starting over with more meetings, transparency and new bylaws.
- Facebook non-profit classification, an official vote was called for the resignation of current board members. o Less than 1% of attendees voted affirmatively.
- Carla Costilo volunteered to run for board of trustees
- Constance Grossman volunteered to run for board of trustees
- Tyler Charles asks for grace for the board members

- Why has the open space next to Brittany Dr. and Crofton Loop never been developed? o Arron Hedges asked about developing a playground area.
- Omni representative pointed out that insurance would increase and a playground would need city approval
- A playground was discussed in the past but a fence would be required.
- Jasen McClelland talked about building community relationships.
- Who is responsible for the playground that is in the neighborhood o City of Delaware is caretaker of the park
- Street light outages to keep vandalism at bay o Contact the city and they are quick to respond.
- What is the process if you are not in compliance with deed restrictions? o Omni representative explains that you will receive a letter, you are given time to comply and it is then reviewed after the time period given
- Who is responsible for rental properties? o Omni representative explains that the owner is responsible for complying with deed restrictions.
- Contact the city if there are concerns about a property
- Fence up keep in the community, and violations.
- Fines and liens can be placed against the owner

Omni representative called for nominees for the board of trustees

- Each nominee made an introduction to the Association.
 

Constance Grossman	Carla Costilo
Mickey Nygaard	Jasen McClelland
Sterling White	Sarah Stevens
Aaron Hedges	
- A question was raised about having more than six trustees. The current bylaws state that there are to be six trustees. New board can address trustee alternates when rewriting the bylaws.
- A signup sheet was put forth for members to volunteer to help with home owner association business. We received fifteen requests to assist the board in future endeavors.

Omni representative closed the nominees.

Free fee drawing was announced. Rachel Incel

Vote was started for trustees.

- Vote was tallied by Mike Henson and our Omni representative. A tie was called, a revote was performed between Jasen McClelland and Sarah Stevens.
- Aaron, Mickey and Sterling were announced as new trustees by our Omni representative
- Second vote was tallied by our Omni representative with Jasen McClelland winning the trustee position.
- Jeanne Watkins and Donna Stusek remain as trustees.

Adjournment

A motion to adjourn was asked by Mike Henson and seconded by Jeanne Watkins

Minutes submitted by: JrW

Approved by: Full Board Approval, May 9, 2018, respectfully, Donna M. Stusek, President