

**Kensington Place HOA Annual Meeting
May 7, 2018**

Roll Call:	Grossman, Connie	X	Stevens, Sarah	X
	Miller, Kim	X	Stusek, Donna	X
	Nygaard, Mickey	X	Vacant	

Meeting called to order by Donna Stusek at 7:06 p.m.

Welcome (Donna Stusek)

- Introduction to the board of trustees, Barb Bitler from Towne Properties, and Bill Fergus from Holfinger Stevenson Law Firm

Election for Trustees (Barb Bitler)

- Two seats are up for election
- Nominations closed at 7:08 pm
- Motion to elect Donna Stusek and Jane Click by acclamation, passes unanimously

Bylaws Update (Donna Stusek/Barb Bitler)

- Proposed update to Kensington Place Association Bylaws were mailed a few weeks ago in the packet
- Ballots are available tonight or can still be mailed in to Barb Bitler
- 75% of the membership (1 vote per household) must approve for new bylaws to be passed

Status of Deed Filings (Bill Fergus)

- Deed restrictions apply to most, but not all of the properties in Kensington Place as some properties were omitted by Crossmen Communities
- A court could rule that all homes in Kensington Place are bound by the restrictions due to the benefit that non-deed restricted homes receive
- Title searches have been conducted and research is still being done to determine the exact homes that are and are not currently part of the association

HOA Committees

- Garden Committee (Kim Miller)--will plant flowers and do some maintenance
 - June 3 or June 10 for an initial meeting
 - Contact Kim at KensingtonPlaceOHHOA@gmail.com
- Web Committee (Connie Grossman)--new web page is live along with official Facebook page and group and HOA Gmail
 - <https://www.facebook.com/KensingtonPlaceOHHOA/>
 - <https://www.facebook.com/groups/KensingtonPlaceOHHOA/>
 - KensingtonPlaceOHHOA@gmail.com
- Social Committee (Sarah Stevens)
 - We would like to plan more social events this year and another neighborhood barbecue, but we need committee members
 - Interested volunteers can contact Sarah at KensingtonPlaceOHHOA@gmail.com

Kensington Place Management Contract (Donna Stusek)

- OMNI cost \$20,00-\$22,000 per year after contract charges and miscellaneous charges

- Towne Properties costs \$19,200 with no other fees (yearly contract with 90 day notice to terminate)
- We have cut annual maintenance costs by 14% by bidding out our own contracts last fall
- \$5,000 Reserve Item line in the budget is money going into the reserve for contingencies
 - Looking to improve investing options to continue to grow the reserve
 - The Association is legally required to maintain a capital reserve and will continue to do so

Q&A with the board, Barb Bitler, and Bill Fergus

Meeting adjourned by Donna Stusek at 8:00 p.m.