



**KENSINGTON PLACE ANNUAL HOMEOWNERS ASSOCIATION
MEETING MINUTES
Monday January 15, 2007
7:00 PM**

Location: Praise Tabernacle Church

Board Members Present:

President - Louis Kates
Vice President - Brent Gaffney
Treasurer - Cassandra Jenkins
Secretary - Michelay Taylor

CMA Representatives:

Chardon Wyatt & Sally Mooney

Quorum:

No
12 Homeowners represented
No Proxy's presented

Meeting Called to Order @ 7:10 p.m.

President Louis Kates Presiding

Agenda Items

New Management Company

Introduction of CMA Representative's Chardon Wyatt and Shelly Mooney

Appreciation of Subdivision Residents and 2006 Board

Louis Kates offered acknowledgment and thanks of the 2006 board members and reviewed completed tasks of the 2006 Board as follows including:

- ✓ "Lawn of the Month" instituted
- ✓ Resident information updated to include renters and new home owners,
- ✓ Personal delivery of newsletters by Louis Kates and Brent Gaffney
- ✓ Decrease in litter in the community
- ✓ Community Management Associates (CMA) hired to manage the subdivision increase in dues to \$175.00.

- ✓ The Board has hired E. Lawn Care has been hired to maintain the front entrance for 2007.
- ✓ A Tow Sign has been placed at the front entrance of the subdivision. Vehicles left unattended on any street in the subdivision for three or more days will be towed at the car owners' expense.
- ✓ Patrol of the subdivision by Cobb County Police Department (Monday – Friday in the late morning, early afternoon).

President Resignation

Louis Kates announced that due to his wife's illness, he will have to step down from the position of President. As there were no volunteers or nominations, by attendees or via proxy nomination, Vice President, Louis Gaffney, will assume the role of President for 2007.

Neighborhood Watch

The Board received over sixty (60) signatures of those interested in establishing a neighborhood watch program. Officer Hill with the Cobb County Police Department has suggested that we designate block captains after which he will schedule a "Neighborhood Watch training seminar with interested parties. In addition, the board will request an increase of the patrol times of Cobb County Police in the subdivision. The consensus of those in attendance at the meeting was that a late Saturday morning would be the time to schedule the training seminar. The Board will follow up with residents to determine interest in block captains.

Treasurers Report – Cassandra Jenkins

Cassandra reiterated that the Board did not turn over all of KPHOA's accounts to CMA. The Board provided \$6000.00 operating expenses of which CMA has remaining approximately \$1000.00. General review of the overall 2007 budget. The KPHOA Reserve Account is approximately \$20K and is in 3 year - CD account generating 4.5% interest. There are currently 29 homeowners that are delinquent in paying homeowners dues through 2006. The amount of the delinquencies total approximately \$13K. Four of these homes are in foreclosure and the Board is working with Rome & Associates for remittance of the delinquent dues upon the sale of these homes. The remaining delinquent homes either have liens or will be turned over to Rome & Associates if dues are not brought current in 2007. The Board stressed that they, as well as past KPHOA Board members have worked diligently to address outstanding homeowner dues issues.

CMA Presentation - Chardon Wyatt and Sally Mooney

Overall appearance of the subdivision and compliance of residents is good. There are outstanding violations with a few homes that are being addressed, however Chardon advised that because CMA began walk-thru's of the subdivision in October, issues such as painting (shutters), pressure washing, lawn issues, etc. will be addressed in the spring. Chardon Wyatt will be going out on maternity leave in February and Sally Mooney will conduct walk-thru's of the subdivision in Chardon's absence beginning next month.

Vice President's Report – Louis Gaffney

Cassandra Jenkins has extra copies of the covenant

The Board will establish procedures for taking resident suggestions of covenant revisions (i.e. HOA initiation fee, etc.).

Miscellaneous Item

General discussion on the trash “dumping” that is taking place along Holloman Road and in the empty lots in the subdivision. Various residents have been picking up the trash in the subdivision. The Board will contact Cobb County to inquire about picking up the trash along Holloman Road and will again reiterate to residents the importance of not dumping their trash in vacant lots.

The following residents volunteered to assist the Board as follows:

Shannon Upchurch – ARC Committee

Curlis Harris/Asst. Secretary

Eric Patterson – ARC Committee

Eric Carmack – ARC Committee

2007 KPHOA Board Members:

President - Brent Gaffney

Vice President – Shannon Upchurch

Treasurer – Cassandra Jenkins

Secretary – Michelay Taylor

Meeting Adjourned at 7:50 p.m.