

Kensington Village HOA

10/29/24

Board meeting started at 6:00 pm

In attendance:

- Inez Sanabria
- Lonnie Hasty
- Darnell McNeil
- Alethia Weston
- Paulette Carter
- Gilberto Nunez

First the board spoke about what to do about the video that was provided to us showing a young lad pulling at the soccer goal. Three ideas were given: 1. Send a letter to all the homeowners asking to let the homeowners know we just put up the soccer goal and badminton net and we would appreciate everyone's cooperation to try to keep them nice. 2. Send a letter to just the house the child lives in. 3. Give the video to the police and let them handle it. The board voted that the police option was too harsh and a letter to just the one house was too targeting so a letter to all the homeowners was the best thing to do.

Then the board spoke about the sidewalks. Not only is there a homeowner with a bush that covers the sidewalks, there are a few vehicles that are also in the way. The board spoke on this issue and concluded that whatever was decided needs to be for everyone so the best thing to do is ask everyone to keep the sidewalks totally clear of all trees, bushes, shrubs, cars etc. Sidewalks must meet State/Federal ADA mandate of 3' clearance but the HOA requires the whole sidewalk to be cleared. One homeowner has a large vehicle which in turn forces him to park both his large vehicles on one side which in turn forces the vehicle into the sidewalk. The board concluded that the homeowner may need to put in a parking pad so the vehicle will not intrude into the sidewalk.

The point was brought up that the architectural committee cannot change any covenant, but they can expand on the covenant that is there. So, the architectural committee cannot say you can have a taller fence, but they can say what color the fences can be. Any exterior changes or alterations to any home should be brought to the board for approval.

A homeowner has a large seemingly commercial vehicle but the board has not seen the registration so the board cannot say it is commercial, again this has been tabled for future discussions.

Finally, the last discussion was about a homeowner who complained about Juanita Richard (HOA Manager) and the annual meeting. The homeowner said the chaos at the end was her fault. I being Juanita Richard told the board that I was expecting chaos, that is why all the business was done up front. I scheduled it so we could talk about the DOT and the front entrance, vote for the new board members, go through the finances and then end with questions or comments which historically ends in a mess. The board agreed that Darnell will lead the annual meeting next year. The board has concluded that the annual meeting is not for personal reasons or letters received and if a

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homeowner has an issue, they need to bring it to one of the bi-monthly meetings or if they want, they will hold a special meeting for them. Lonnie came up with a brilliant plan to change the front sign to a digital one so we can tell people when the next meeting is and any other neighborhood news. When it comes to decisions made, the board votes and majority wins.

A letter will be sent to all the board members before it is sent to all the homeowners hitting on the board notes.