

**Kensington Homeowner's Association Meeting Minutes
February 10, 2016**

Board Members Present:

President, Dan DeCerbo
Landscape Officer, Monique DeCerbo
Secretary, Heather Antonides
Treasurer, Ryan Chipley

Residents:

Jim Steinman, Brittany and Dustin Lofton, Will Leroy

Police Report:

Officer Misirian reported several incidents for the month of January. Calls included a child custody dispute, an unauthorized credit card use, and a fraud case involving a mold removal company. Officer Misirian advised getting multiple estimates on any large job to ensure the reliability of any company.

Treasurer's Report:

Ryan reported a beginning balance of \$0.00 (new US Savings Bank Account)
Income \$13,000.00
Expenses of \$902.50
Leaving a balance of \$12,397.50

Please see the attached PDF for an explanation of expenses/income.

Approx. 2/3 of dues had been received as of Feb. 10, 2016.

The remainder of the balance from the Fifth Third account will be moved over as soon as all expenses clear. This will be reflected on the March financial report.

Elections:

There were three positions open on the board of directors for the association. Dan DeCerbo, Ryan Chipley, and Dustin Lofton were the only applying candidates. All were voted and accepted onto the board. Dan DeCerbo was elected President, Ryan Chipley was elected Treasurer, and Dustin Lofton is the Vice-President. Dustin's contact information will be added to the website.

New Business:

The annual Kensington garage sales will take place May 12, 13, and 14th. 8am - 4pm.

Reminder - with the exception of trash day, garbage cans, recycle bins, etc. must not be visible from the street.

Nothing more to report on the Clayton ditch. The second meeting has not been announced.

Walk arounds will begin again in March.

HOA meetings will be cut to every three months unless there is an issue that must be voted on regarding any changes to the neighborhood. Any meeting where voting will take place will be listed on the

website thirty days before the meeting will take place. Guidelines for calling a meeting will be followed according to the covenants. The board is still working. Do not hesitate to contact any board member with any question or concern. We will get back to you as soon as possible. The treasurer's report will continue to be posted every month.

The next meeting will be May 4 at the park shelter at 7PM.

Respectfully Submitted,

Heather Antonides, Secretary

CASH FOR KENSINGTON/HUNTINGTON HOME OWNERS ASSOCIATION 2016

February 10th 2016

	Comments--
Beginning Checkbook Balance	\$0.00
Income:	Beginning of new account with US Savings bank All current years deposits from all home owners
2014 Dues	13,000.00
Other Deposits	No more Paypal and CC
Total Income	13,300.00
Expenses:	
Entry & Easement Maintenance	0.00
Landscape/pond Maint	(695.50)
Pioneer Electric	(207.00)
Legal	0.00
Administration & Office Expenses	0.00
Accounting	0.00
Community Event Expenses	0.00
Insurance	0.00
Pond & Creek/ Upgrades	0.00
Park Benches	0.00
Total Expenses	(902.50)
Outlay for Certificate of Deposit	0.00
Current Checkbook Balance	\$12,397.50
Pay Pal	\$ -
Dues YTD	Total Rec 0 x
Total Lien releases	Pay Pal Total Rem Total homes 0 0 0