

KENDALL BROOK HOMEOWNERS ASSOCIATION, INC.
BUDGET RATIFICATION MEETING MINUTES

JANUARY 24, 2007

SUBJECT TO MEMBERSHIP APPROVAL

CALL TO ORDER

Robin Worthington called the meeting to order at 7:05. Present representing the Board of Directors was Board President Brett Bennett and Board Vice President Leighton Millar. Present representing MSI was Robin Worthington and Lauren Jacques.

INTRODUCTIONS

Robin Worthington introduced the Board Members to the homeowners present.

PROOF OF NOTICE

Robin Worthington presented the Proof of Notice for the homeowners to review and informed the homeowners that it was mailed in accordance with the legal documents of the Association.

PURPOSE OF MEETING

Robin Worthington informed the homeowners present that the purpose of the meeting was to ratify the FY 2007 Budget.

ASSOCIATION BUSINESS

Review of FY Budget 2007. Robin Worthington reviewed the Budget with the homeowners in attendance. The Budget is based on assessments increasing from \$36.00 per month to \$39.00 per month. Because 67% of those owners entitled to vote were not present to reject the Budget, the Budget was ratified.

GENERAL DISCUSSION

Following the Budget Review, a general discussion took place. Issues to be addressed by the Association's Board of Directors and Community Manager are as follows:

- Snow removal
- More informative community Newsletters
- Advisory Committee
- Post snow removal days on the Community Calendar
- Reserve Funds – Investing

- Watering schedule – do not water during the days if possible
- Post Board of Directors meeting schedule on Community Calendar
- Check trees in common areas for pruning in accordance with maintenance contract

ADJOURNMENT

Following a general discussion of various community issues, the meeting was adjourned at 8:30 p.m.